



**WELLINGTON**  
SHIRE COUNCIL

*The Heart of Gippsland*

## **COUNCIL MEETING AGENDA ORDINARY MEETING**

**Meeting to be held at**

**Wellington Centre – Wellington Room**

**Foster Street, Sale and via MS Teams**

**Tuesday 17 May 2022, commencing at 6:00 PM**

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**ORDINARY MEETING OF COUNCIL**  
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## COUNCIL MEETING INFORMATION

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*Members of the public who are not in attendance at the Council meeting but who wish to communicate with the Council via the online webform should lodge their questions or comments early in the meeting to ensure that their submissions can be dealt with at the end of the meeting.*

*Please could gallery visitors, Councillors and invited online attendees ensure that mobile phones and other electronic devices are turned off or in silent mode for the duration of the meeting.*

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## ACKNOWLEDGEMENT OF COUNTRY

*"We acknowledge the traditional custodians of this land, the Gunaikurnai people, and pay respects to their Elders past and present"*

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## PRAYER

*"Almighty God, we ask your blessing upon the Wellington Shire Council, its Councillors, officers, staff and their families. We pray for your guidance in our decisions so that the true good of the Wellington Shire Council may result to the benefit of all residents and community groups."*

*Amen*

## 1. APOLOGIES

## 2. DECLARATION OF CONFLICT/S OF INTEREST

## 3. CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETING/S

### 3.1. ADOPTION OF MINUTES OF PREVIOUS COUNCIL MEETING

**ACTION OFFICER: GENERAL MANAGER CORPORATE SERVICES**

**PURPOSE**

To adopt the minutes of the Ordinary Council Meeting of 3 May 2022.

**PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**

**RECOMMENDATION**

*That Council adopt the minutes and resolutions of the Ordinary Council Meeting of 3 May 2022.*

**CONFLICT OF INTEREST**

No staff and/or contractors involved in the compilation of this report have declared a conflict of interest.

#### **4. BUSINESS ARISING FROM PREVIOUS MEETINGS**

**ACTION OFFICER: CHIEF EXECUTIVE OFFICER**

ITEM	FROM MEETING	COMMENTS	ACTION BY
NIL			

#### **5. ACCEPTANCE OF LATE AND URGENT ITEMS**

#### **6. NOTICE/S OF MOTION**

#### **7. RECEIVING OF PETITION OR JOINT LETTERS**

##### **7.1. OUTSTANDING PETITIONS**

**ACTION OFFICER: CHIEF EXECUTIVE OFFICER**

ITEM	FROM MEETING	COMMENTS	ACTION BY
NIL			

#### **8. INVITED ADDRESSES, PRESENTATIONS OR ACKNOWLEDGEMENTS**

#### **9. QUESTION/S ON NOTICE**

##### **9.1. OUTSTANDING QUESTION/S ON NOTICE**

**ACTION OFFICER: CHIEF EXECUTIVE OFFICER**

ITEM	FROM MEETING	COMMENTS	ACTION BY
NIL			

## 10. MAYOR AND COUNCILLORS REPORT

### 10.1. MAYOR AND COUNCILLORS REPORT - APRIL 2022

**ACTION OFFICER: COUNCILLOR IAN BYE**

#### RECOMMENDATION

*That the Mayor and Councillors report be noted.*

#### 1 APRIL 2022 TO 30 APRIL 2022

1 April	Avon Anglican Family Fun Fair, Stratford.	Mayor and Cr Ripper in attendance.
3 April	Race the Rubeena Event, Sale.	Cr Tatterson attended.
4 April	Loch Sport Street Walk - Pre Meeting Itinerary	Cr McKenzie attended.
5 April	Gordon Street Recreation Reserve Community Asset Committee Meeting, Heyfield.	Cr Ripper attended.
	RRG Governance Institute Financial analysis course.	Cr Maher attended.
6 April	Community Assistance Grants - Road Trip	Cr McKenzie attended.
7 April	SEATS Meeting - Lakes Entrance	Cr Tatterson attended.
8 April	SEATS Meeting – Lakes Entrance	Cr Tatterson attended.
11 April	Loch Sport Street Walk Itinerary Meeting	Cr Stephens and Cr McKenzie attended.
12 April	Councillor Community Conversation, Heyfield – including site visit to ASH.	Mayor, Cr Stephens, Cr Ripper, Cr Crossley and Cr McKenzie attended.
	Visit with Ben Ferguson, VicGrid, Sale.	Mayor, Cr Stephens, Cr Ripper, Cr Crossley, Cr Maher and

		Cr McKenzie attended.
	Renewable Energy Zones - Giffard community meeting	Mayor, Cr Stephens, Cr Crossley and Cr McKenzie attended.
13 April	SLUPP Meeting	Mayor, Cr Maher and Cr Tatterson attended.
	Meeting with Municipal Association of Victoria President, Cr. David Clark, at Wellington Shire Council offices.	Mayor and CEO attended.
20 April	Timbers Towns Native Timber Industry Round Table, Heyfield	Cr Crossley attended.
	Port Albert Hall AGM	Cr Stephens attended.
21 April	Visit to Latrobe Major Venues, hosted by Latrobe City Councillors.	Cr McKenzie, Cr Crossley, Cr Ripper and Cr Stephens in attendance.
	Cameron Sporting Complex Community Asset Committee Meeting.	Cr Tatterson attended.
22 April	Attended the Airshow Official Launch, Port of Sale.	Cr Stephens, Cr Ripper, Cr Crossley, Cr Maher and Cr McKenzie attended.
	RRG RaP Final Meeting	Cr Maher attended.
23 April	Fuller/Roos Pathway Unveiling, RAAF Base, Sale.	Cr Ripper attended.
24 April	Good Time Motoring Club AGM, Yarram.	Cr Stephens attended.
	Centenary of St Mary's Anglican Church, Munro.	Cr Ripper attended.
	2022 ANZAC Weekend Airshow	Cr McKenzie, Cr Crossley and Cr Ripper attended.

25 April	Paradise Golden Beach Senior Citizens Club - ANZAC Day Commemorative Service.	Cr Maher attended.
	Port Albert Dawn Service.	Cr Stephens and Cr McKenzie attended.
	Seaspray ANZAC Day Commemorative Service.	Cr Stephens attended.
	Yarram RSL ANZAC Day Parade and Commemorative Service.	Cr McKenzie attended.
	ANZAC DAY Commemorative Community Service, Stratford.	Cr Ripper attended.
	Heyfield ANZAC Day March and Morning Tea.	Cr Ripper attended.
	Meerlieu ANZAC Day Service	Cr Rossetti attended.
	Maffra RSL - Anzac Day Dawn Service.	Cr Crossley attended.
26 April	Sale RSL Community Sub Branch - ANZAC Day Commemorative Service.	Cr Crossley attended.
	Councillor Finance & Capital Projects Session.	Mayor, Cr Stephens, Cr Ripper, Cr Crossley, Cr Tatterson and Cr McKenzie attended.
	Aqua Energy Redevelopment Project Reference Group.	Mayor and Cr Tatterson attended.
	Meeting regarding Ross Road, Alberton West.	Cr Stephens and Cr McKenzie attended.
	Gumnuts ANZAC Day Ceremony.	Mayor attended.
27 April	Wellington Renewable Energy Forum (No.5).	Mayor, Cr Stephens, Cr Crossley and Cr McKenzie attended.
	Networking Day with South Gippsland Shire Council, Port Welshpool. Hosted by: Cr Adrian Darakai, Anthony Seabrook, Renae Littlejohn, Kerry Ellis	Mayor, Cr Maher, Cr Stephens, Cr Ripper,

	(CEO), Cr John Schelling, Mayor Cr Mohya Davies, Cr Scott Rae, Allison Jones.  (refer copy of attached photo below)	Cr Crosley and Cr McKenzie attended.  CEO, Brent McAlister (GMD), and Chris Hastie (GMBNE) also attended.
	CRC information session, Gormandale.	Cr Stephens and Cr McKenzie attended.
28 April	Official Opening – 2022 Stratford Shakespeare Festival, Stratford.	Mayor and CEO attended.
	CRC Information Session, Heyfield.	Cr Ripper attended.
	AICD introduction session.	Cr Maher attended.
29 April	Loch Sport Street Walk	Mayor, Cr Stephens, Cr McKenzie and Cr Ripper attended.
	Yarram Secondary College, ANZAC Commemoration Service.	Cr Stephens and Cr McKenzie attended.
	AICD - Company Directors Course (Session 1).	Cr Maher attended.
	Victorian Greenhouse Alliances Annual Conference 2022.	Cr Crossley attended.

**COUNCILLOR IAN BYE  
MAYOR**





From left to right South Gippsland Shire Council attendees:  
Cr Adrian Darakai, Anthony Seabrook, Renae Littlejohn, Kerryn Ellis, Cr John Schelling, Mayor Cr Mohya Davies, Cr Scott Rae, Allison Jones.

## 11. DELEGATES REPORT

## 12. CHIEF EXECUTIVE OFFICER

### 12.1. CHIEF EXECUTIVE OFFICER'S REPORT - APRIL 2022

#### ACTION OFFICER: CHIEF EXECUTIVE OFFICER

##### RECOMMENDATION

*That the Chief Executive Officer's report be received.*

#### 1 APRIL 2022 TO 30 APRIL 2022

6 April	Attended Department of Jobs, Precincts & Regions, CEO's and Municipal Association of Victoria Forum on Microsoft Teams.  Meeting with Inspector Craig Gaffee from Sale Police.
13 April	Attended Resource Recovery Gippsland Gippswide Kerbside Project Update meeting, via Teams.  Attended meeting with Municipal Association of Victoria President, Cr. David Clark, at Wellington Shire Council offices. Mayor also in attendance.
14 April	Attended Commonwealth Games Forum for Regional Victorian Local Government CEOs, online via Teams.  Attended online meeting with East Gippsland Shire Council CEO regarding Rural Council Transformation Program Funding.
21 April	Visit to Latrobe Major Venues, hosted by Latrobe City Councillors. Cr McKenzie, Cr Crossley, Cr Ripper and Cr Stephens also in attendance.  Attended dinner in Melbourne in memory of former Councillor Malcolm Hole, hosted by Timber Towns Victoria.
22 April	Attended One Gippsland CEO Session and April Board Meeting at Latrobe City Council, Morwell.  Attended April Local Government Meeting at Latrobe City Council, Morwell.  Attended Rural Councils Victoria Committee Meeting online, via Zoom.  Attended the Airshow Official Launch, Port of Sale.
24 April	Attended the 2022 Anzac Weekend Airshow.
25 April	Attended Maffra ANZAC Day Service.
26 April	Attended the Councillor Finance and Capital Projects Session, the first of a series of meetings with Councillors.

Attended the Wellington Renewable Energy Forum (No.5), online via Teams.

27 April

Attended the Community Networking Day with South Gippsland Shire Council, in Port Welshpool. WSC Mayor and Cr Maher, Cr Stephens, Cr Ripper, Cr Crossley and Cr McKenzie attended.

28 April

Attended meet & greet with Kate Graham, CEO Gippsland Women's Health.

## 13. GENERAL MANAGER CORPORATE SERVICES

### 13.1. ASSEMBLY OF COUNCILLORS

#### ACTION OFFICER: GENERAL MANAGER CORPORATE SERVICES

#### OBJECTIVE

To report on all assembly of Councillor records received for the period 25 April 2022 to 8 May 2022.

#### PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

#### RECOMMENDATION

*That Council note and receive the attached Assembly of Councillor records for the period 25 April 2022 to 8 May 2022.*

#### BACKGROUND

Section 80A of the *Local Government Act 1989* required a written record be kept of all assemblies of Councillors, stating the names of all Councillors and Council staff attending, matters considered and any conflict of interest disclosures made by a Councillor. These records were required to be reported at an ordinary meeting of the Council and recorded in the minutes. Under the new *Local Government Act 2020*, this requirement is no longer provided for however, under Council's good governance framework, Council will continue to provide records of assemblies of Councillors to ensure that the community are kept informed of Councillors activity and participation.

Following is a summary of all Assembly of Councillor records received for the period 25 April 2022 to 8 May 2022.

#### ATTACHMENTS

1. Assembly of Councillors - Council Day - 3 May 2022 [13.1.1 - 2 pages]

#### OPTIONS

Council has the following options:

1. Note and receive the attached assembly of Councillors records; or
2. Not receive the attached assembly of Councillors records.

#### PROPOSAL

That Council note and receive the attached assembly of Councillors records during the period 25 April 2022 to 8 May 2022.

## **CONFLICT OF INTEREST**

No staff and/or contractors involved in the compilation of this report have declared a conflict of interest.

## **FINANCIAL IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **COMMUNICATION IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **LEGISLATIVE IMPACT**

The reporting of written records of assemblies of Councillors to the Council in the prescribed format complied with Section 80A of the *Local Government Act 1989* however, without prescription under the *Local Government Act 2020*, Council will continue to provide these records as part of Council's good governance framework.

## **COUNCIL POLICY IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **COUNCIL PLAN IMPACT**

This impact has been assessed and while it does not meet a specific Council Plan strategic outcome, it does align with Council's good governance framework.

This report supports the above Council Plan strategic outcome.

## **RESOURCES AND STAFF IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **COMMUNITY IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **ENVIRONMENTAL IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **ENGAGEMENT IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **RISK MANAGEMENT IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## ASSEMBLY OF COUNCILLORS – 3 MAY 2022

MEETING	COUNCILLORS AND OFFICERS IN ATTENDANCE (NAME AND POSITION)				CONFLICT/S OF INTEREST OR ACTION ITEMS
IT / Diary Meeting	Name	Attendance	Name	Attendance	
	Cr Bye	Yes	Cr Stephens	Yes	N/A
	Cr Crossley	Yes	Cr Tatterson	Yes	N/A
	Cr McKenzie	Yes	Cr Wood	Yes	N/A
	Cr Maher ( <i>via MS Teams</i> )	Yes	David Morcom, CEO	Yes	N/A
	Cr Ripper	Yes	Viktoria Pope, EA CEO	Yes	N/A
	Cr Rossetti	Yes	Damian Norkus, ICT Operations Officer	Yes	N/A

MEETING	COUNCILLORS AND OFFICERS IN ATTENDANCE				CONFLICT/S OF INTEREST OR ACTION ITEMS
Workshops	Name	Attendance	Name	Attendance	
	Cr Bye	Yes	Cr Tatterson	Yes	N/A
	Cr Crossley	Yes	Cr Wood	Yes	N/A
	Cr McKenzie	Yes	David Morcom, CEO	Yes	N/A
	Cr Maher ( <i>via MS Teams</i> )	Yes	Arthur Skipitaris, GM Corporate Services	Yes	N/A
	Cr Ripper	Yes	GM Community & Culture	No	N/A
	Cr Rossetti	Yes	Chris Hastie, GM Built & Natural Environment	Yes	N/A
	Cr Stephens	Yes	Brent McAlister, GM Development	Yes	N/A



Workshops (cont.)	MATTERS/ITEMS CONSIDERED AT THE MEETING	OTHERS IN ATTENDANCE
	1. COMMUNITY & CULTURE DIVISION UPDATE - EMERGENCY MANAGEMENT	<ul style="list-style-type: none"> <li>Sam Matthews, Coordinator Emergency Management</li> <li>Neil Morrison, Municipal Fire Prevention Officer</li> </ul> <i>Conflict of Interest: Nil</i>
	2. STAR OF THE SOUTH UPDATE	<ul style="list-style-type: none"> <li>Erin Coldham, Chief Development Officer - SoTS (external)</li> </ul> <i>Conflict of Interest: Nil</i>
	3. DESTINATION GIPPSLAND UPDATE	<ul style="list-style-type: none"> <li>Terry Robinson, CEO – Destination Gippsland (external)</li> </ul> <i>Conflict of Interest: Nil</i>
	4. NORTH SALE INFRASTRUCTURE FUNDING ARRANGEMENT	<ul style="list-style-type: none"> <li>Jo Fisher, Associate Director – Mesh Planning (external)</li> <li>Joshua Clydesdale, Manager Land Use Planning</li> <li>Barry Hearsey, Coordinator Strategic Planning</li> </ul> <i>Conflict of Interest: Nil</i>
	5. PORT OF SALE MOORINGS UPGRADE TENDER BUDGET DEFICIT	<ul style="list-style-type: none"> <li>Brent McAlister, General Manager Development</li> <li>Chris Hastie, General Manager Built and Natural Environment</li> </ul> <i>Conflict of Interest: Nil</i>
	6. COMMUNITY ASSISTANCE GRANTS - MARCH 2022 ROUND	<ul style="list-style-type: none"> <li>Sharon Macgowan, Community Facilities Planning and Grants Officer</li> </ul> <i>Conflict of Interest:</i> <ul style="list-style-type: none"> <li><i>Cr Stephens declared a material conflict and completed the conflict declaration form and left the room</i></li> <li><i>Cr Maher declared a material conflict and completed the conflict declaration form and left the meeting (online)</i></li> </ul>

## 13.2. REMUNERATION COMMITTEE MINUTES

### ACTION OFFICER: CHIEF EXECUTIVE OFFICER

#### PURPOSE

For Council to note and receive the minutes and endorse the actions of the Remuneration Committee meeting held on 3 May 2022.

#### PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

#### RECOMMENDATION

***That Council:***

- 1. Note and receive the minutes from the Remuneration Committee meeting held on 3 May 2022 as attached; and***
- 2. Endorse the actions from the Remuneration Committee meeting held on 3 May 2022 as detailed in the attached minutes.***

#### ATTACHMENTS

1. Remuneration Committee Minutes - 3 May 2022 [**13.2.1** - 3 pages]

#### OPTIONS

Council has the following options available:

1. Note and receive the minutes from the Remuneration Committee meeting held on 3 May 2022 and endorse the actions from the meeting; or
2. Not note and receive the minutes from the Remuneration Committee meeting held on 3 May 2022 or endorse the actions from the meeting and seek further information for consideration at a future Council meeting.

#### PROPOSAL

It is proposed that Council:

1. Note and receive the minutes from the Remuneration Committee meeting held on 3 May 2022 as attached; and
2. Endorse the actions from the Remuneration Committee meeting held on 3 May 2022 as detailed in the attached minutes.

#### CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a conflict of interest.

## **FINANCIAL IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **COMMUNICATION IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **LEGISLATIVE IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **COUNCIL POLICY IMPACT**

The Remuneration Committee reviews Councillor entitlements, expenses, reimbursements and gifts and ensures alignment with Council policy direction and governance in relation to Councillor benefits.

## **COUNCIL PLAN IMPACT**

The Council Plan 2021-25 Theme 4 “Services and Infrastructure” states the following strategic outcome:

**Strategic Outcome 4.1:** *"A financially sustainable, high performing organisation."*

This report supports the above Council Plan strategic outcome.

## **RESOURCES AND STAFF IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **COMMUNITY IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **ENVIRONMENTAL IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **ENGAGEMENT IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **RISK MANAGEMENT IMPACT**

This impact has been assessed and there is no effect to consider at this time.



## REMUNERATION COMMITTEE

Tuesday 3 May 2022 – 9am

### MINUTES

**PRESENT:** Councillor Ian Bye  
Councillor Marcus McKenzie  
Councillor Carolyn Crossley  
David Morcom (Chief Executive Officer)  
Arthur Skipitaris (General Manager Corporate Services)

**APOLOGIES:** NIL

1. **Declaration of Conflicts of Interest:**  
No Conflicts of Interest were declared.
2. **Minutes of Previous Meeting:**  
The minutes of the previous meeting on 1 March 2022 were accepted.

3. **Actions from previous minutes**

**Community Group Contributions**

A request was made to seek more information on the Community Group Contributions expenditure, i.e. what is the background, have we ever used it and, if so, what for? Arthur undertook to follow up and provide a response at the next meeting of the Committee.

***Response: Prior to 2015 the Community Group Contributions ledger was used frequently on behalf of Councillors for donations and sponsorships towards some science or sporting events. Larger contributions were made towards Lifeline, the CGHS annual ball, and the Maffra Fire Brigade for organisation road closures, among many others.***

***After 2015 it appears to have been used infrequently with only a couple of small donations in 2015 and 2017. The budget has been maintained at \$5,000 to allow for similar contributions, however the budget could be removed as it is unlikely to be used going forward. Ideally, community groups would instead be applying for Quick Response Grants of up to \$2,000 or larger Community Assistance Grants, which are all budgeted under Communities.***

It was agreed to have the \$5,000 taken out of the budget.

**4. Councillor Costs and Reimbursements**

Councillor Costs and Reimbursements spreadsheets were reviewed, discussed and accepted.

- Councillor Expense Summary Report YTD – 31 March 2022 (Attachment 1)

**5. General Business**

Nil

**The meeting closed at 9.10am**

## Attachment 1 - Councillor Expense Summary Report YTD – 31 March 2022

Councillor Expenses and Reimbursements - Period 01 July 2021 to 31 March 2022					
	YTD Actuals (incl oncosts)	Commitments	Left to spend/ receive after commitments	2021/22 Adopted Budget	2021/22 Adjusted Budget
Councillor and Mayoral Allowances	193,151.85	-	39,873.15	233,025.00	233,025.00
Other Councillor expenses	130,187.18	7,106.00	75,970.82	213,264.00	213,264.00
Grand Total	323,339.03	7,106.00	115,843.97	446,289.00	446,289.00

## 14. GENERAL MANAGER DEVELOPMENT

### 14.1. MONTHLY PLANNING DECISIONS (MARCH 2022)

#### ACTION OFFICER: MANAGER LAND USE PLANNING

#### PURPOSE

To provide a report to Council on recent planning permit trends and planning decisions made under delegation by Statutory Planners during the month of March 2022.

#### PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

#### RECOMMENDATION

***That Council note the report on recent Planning Permit trends and Planning Application determinations between 1 March and 31 March 2022.***

#### BACKGROUND

Statutory Planners have delegated authority under the *Planning and Environment Act 1987* to make planning decisions in accordance with the *Planning and Environment Act 1987* and the Wellington Planning Scheme, including the issue of planning permits, amended permits, extensions of time, refusal of planning permits and notices of decision to grant a planning permit.

A copy of planning permit decisions made between 1 March and 31 March 2022 is included in Attachment March 2022 Planning Decisions Report.

Attachment March 2022 Planning Trends Report provides an overview of recent planning permit trends including decisions made, efficiency of decision making and the estimated value of approved development (derived from monthly planning permit activity reporting data).

#### ATTACHMENTS

1. March 2022 Planning Decisions Report [14.1.1 - 5 pages]
2. March 2022 Planning Trends Report [14.1.2 - 3 pages]

#### OPTIONS

Council has the following options available:

1. Receive the March 2022 planning decisions report; or
2. Not receive the March 2022 planning decisions report and seek further information for consideration at a future Council meeting.

## **PROPOSAL**

That Council note the report of recent planning permit trends and planning application determinations between 1 March and 31 March 2022.

## **CONFLICT OF INTEREST**

No staff and/or contractors involved in the compilation of this report have declared a conflict of interest.

## **FINANCIAL IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **COMMUNICATION IMPACT**

The monthly report communicates information about planning trends and determinations including the issue of planning permits, amended permits, refusal of planning permits, and notices of decision to grant a planning permit.

## **LEGISLATIVE IMPACT**

All planning decisions have been processed and issued in accordance with the *Planning and Environment Act 1987* and the Wellington Planning Scheme.

## **COUNCIL POLICY IMPACT**

All planning decisions have been issued after due consideration of relevant Council policy, including Council's Heritage Policy, and the requirements of the Planning Policy Framework in the Wellington Planning Scheme.

## **COUNCIL PLAN IMPACT**

The Council Plan 2021-25 Theme 1 "Environment and Climate Change" states the following strategic outcome:

**Strategic Outcome 1.3:** *"The natural environment is valued, protected and accessible."*

The Council Plan 2021-25 Theme 2 "Economy and Sustainable Growth" states the following strategic outcome:

**Strategic Outcome 2.1:** *"A diverse economy that creates jobs and opportunities."*

**Strategic Outcome 2.3:** *"An increase in variety of housing choice to support equitable access to housing."*

This report supports the above Council Plan strategic outcomes.



## **RESOURCES AND STAFF IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **COMMUNITY IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **ENVIRONMENTAL IMPACT**

Planning decisions are made in accordance with the relevant environmental standards to ensure that environmental impacts are minimised.

## **ENGAGEMENT IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **RISK MANAGEMENT IMPACT**

This impact has been assessed and there is no effect to consider at this time.

**PLANNING APPLICATION DETERMINATIONS  
BETWEEN 1/03/2022 AND 31/03/2022**

<b>Application No/Year</b>	<b>Date Received</b>	<b>Property Title &amp; Address</b>	<b>Proposal</b>	<b>Status</b>
46-2.00/2015	1/10/2021	Assessment No. 197475 CA: J 69 ANDREWS RD LONGFORD	Staged subdivision of the land into 25 lots.	Permit Issued by Delegate of Resp/Auth  7/03/2022
8-3.00/2016	16/02/2022	Assessment No. 112169 CA: 11A SEC: 19 ROSEDALE-HEYFIELD RD DENISON	Use & dev of land for class a Broiler Farm & caretakers dwelling.	Permit Issued by Delegate of Resp/Auth  15/03/2022
245-2.00/2020	29/07/2021	Assessment No. 346775 LOT: 2 LP: 135138 1,916 MAFFRA-BRIAGOLONG BRIAGOLONG	4 lot subdivision adjacent to road zone 1 & removal of vegetation.	Permit Issued by Delegate of Resp/Auth  28/03/2022
341-3.00/2020	7/03/2022	Assessment No. 80960 UNT: 5 CS: 1714G 422 AERODROME RD EAST SALE	Buildings and works/construction of a replacement dwelling.	Permit Issued by Delegate of Resp/Auth  21/03/2022
21-2.00/2021	30/11/2021	Assessment No. 449165 LOT: 1 LP: 94326 22 SPRING ST PORT ALBERT	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth  22/03/2022
27-2.00/2021	15/02/2022	Assessment No. 282210 LOT: 24 PS: 44798 31 RICHARD RD WOODSIDE BEACH	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth  1/03/2022
70-2.00/2021	3/03/2022	Assessment No. 351346 LOT: 1 TP: 147749E 22 NARROBUK ST COONGULLA	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth  8/03/2022
116-1.00/2021	25/03/2021	Assessment No. 245704 LOT: 1880 LP: 65192 143 WALLABY ST LOCH SPORT	Buildings and works associated with development of a single dwelling.	Permit Issued by Delegate of Resp/Auth  21/03/2022
229-2.00/2021	1/03/2022	Assessment No. 319376 LOT: 2 PS: 215221B MAFFRA RD HEYFIELD	Use & development for manufacturing sales & alter access to RDZ1.	Permit Issued by Delegate of Resp/Auth  8/03/2022
269-3.00/2021	7/02/2022	Assessment No. 306662 CA: 2005 SEC: 9 187 JOHNSON ST MAFFRA	Use and development of land for a place of assembly (mens shed)	Permit Issued by Delegate of Resp/Auth  29/03/2022
323-2.00/2021	10/02/2022	Assessment No. 298323 LOT: 1 TP: 698915N 61 UNION ST YARRAM	Subdivision of the land into 2 lots.	Permit Issued by Delegate of Resp/Auth  4/03/2022

# ATTACHMENT 14.1.1

Application No/Year	Date Received	Property Title & Address	Proposal	Status
344-1.00/2021	12/08/2021	Assessment No. 221218 LOT: 1 TP: 139550A 106 SEA BREEZE AVE GOLDEN BEACH	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth  10/03/2022
405-2.00/2021	23/03/2022	Assessment No. 29710 LOT: 2 LP: 210626A 338-342 RAGLAN ST SALE	Buildings & works assoc with an extension to an existing building.	Permit Issued by Delegate of Resp/Auth  25/03/2022
437-1.00/2021	1/10/2021	Assessment No. 269050 LOT: 2 LP: 206262M TARRA VALLEY RD TARRA VALLEY	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth  16/03/2022
438-2.00/2021	28/02/2022	Assessment No. 451112 LOT: 3 TP: 22335G 8,659 SOUTH GIPPSLAND ALBERTON	Buildings and works associated with construction of a dwelling	Permit Issued by Delegate of Resp/Auth  15/03/2022
447-1.00/2021	7/10/2021	Assessment No. 442780 LOT: 2 PS: 743726G 25 BOGGY CREEK RD LONGFORD	Buildings and works associated with an outbuilding.	Permit Issued by Delegate of Resp/Auth  3/03/2022
481-1.00/2021	19/10/2021	Assessment No. 222851 LOT: RES LP: 52648 1-19 SURF EDGE DR GOLDEN BEACH	Use & development/place of assembly (visitor info center/art gallery.	NOD issued by Delegate of Respon/Auth  15/03/2022
530-1.00/2021	18/11/2021	Assessment No. 342410 LOT: 187 PS: 9946 134-136 POWERSCOURT ST MAFFRA	Use & development of land, for child care centre& access to RDZ1.	Permit Issued by Delegate of Resp/Auth  4/03/2022
539-1.00/2021	19/11/2021	Assessment No. 37416 LOT: 1 TP: 596470U 16-18 ELGIN ST SALE	Development of 3 dwellings and subdivision of the land into 3 lots.	Permit Issued by Delegate of Resp/Auth  4/03/2022
556-1.00/2021	30/11/2021	Assessment No. 191122 LOT: 1 PS: 500991T 39 LYONS ST ROSEDALE	Development of the land for an office.	Withdrawn  28/03/2022
562-1.00/2021	1/12/2021	Assessment No. 452466 LOT: 32 PS: 44798 9 CATHERINE ST WOODSIDE BEACH	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth  17/03/2022
564-1.00/2021	2/12/2021	Assessment No. 217257 LOT: 661 LP: 52648 15 SEA BREEZE AVE GOLDEN BEACH	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth  10/03/2022
566-1.00/2021	3/12/2021	Assessment No. 86090 LOT: 1 PS: 709704L 134 SOMERTON PARK RD COBAINS	Subdivision of the land from 3 lots into 3 new lots.	Permit Issued by Delegate of Resp/Auth  23/03/2022

# ATTACHMENT 14.1.1

Application No/Year	Date Received	Property Title & Address	Proposal	Status
575-1.00/2021	6/12/2021	Assessment No. 298570 LOT: 30 BLK: 1 LP: 12305 58 UNION ST YARRAM	Buildings/works associated with a 2nd dwelling & subdivision, 2 lots.	Permit Issued by Delegate of Resp/Auth  22/03/2022
588-1.00/2021	9/12/2021	Assessment No. 90225 CA: 22 SEC: 4 1,746 BENGWORDEN RD PERRY BRIDGE	Buildings and works associated with agricultural sheds.	Permit Issued by Delegate of Resp/Auth  2/03/2022
593-1.00/2021	13/12/2021	Assessment No. 311985 LOT: 16 PS: 4080 87 QUEEN ST MAFFRA	Subdivision of the land to create 2 lots from 2 existing lots.	Permit Issued by Delegate of Resp/Auth  4/03/2022
598-1.00/2021	17/12/2021	Assessment No. 218297 PC: 380817N 24-26 BEACHCOMBER RD GOLDEN BEACH	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth  9/03/2022
607-1.00/2021	22/12/2021	Assessment No. 324988 LOT: 2 PS: 300838 418 CLYNES RD TINAMBA	Re subdivision of the land from 2 lots to 2 new lots.	Permit Issued by Delegate of Resp/Auth  11/03/2022
609-1.00/2021	23/12/2021	Assessment No. 224329 PC: 173023 21 BERNADETTE AVE LOCH SPORT	Subdivision of the land into 2 lots.	Permit Issued by Delegate of Resp/Auth  4/03/2022
3-1.00/2022	10/01/2022	Assessment No. 61622 LOT: 3 PS: 504065M 6-10 STEPHENSON ST SALE	Earthworks associated with the construction of a billabong.	Permit Issued by Delegate of Resp/Auth  24/03/2022
12-1.00/2022	14/01/2022	Assessment No. 259499 LOT: 1227 LP: 40160 145 SEVENTH AVE PARADISE BEACH	Buildings/works associated with extension to dwelling, new fence/shed.	Permit Issued by Delegate of Resp/Auth  11/03/2022
24-1.00/2022	19/01/2022	Assessment No. 351239 LOT: 181 LP: 54201 1 MT BRADLEY ST COONGULLA	Buildings and works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth  22/03/2022
26-1.00/2022	19/01/2022	Assessment No. 291054 LOT: 1 TP: 948408R 361 COMMERCIAL RD YARRAM	Cons. of 3 dwellings/subdivision land into 3 lots/access to road zone.	Permit Issued by Delegate of Resp/Auth  18/03/2022
28-1.00/2022	21/01/2022	Assessment No. 347963 LOT: 1 PS: 819919Y 9 MILLS LANE MAFFRA	Ext to existing processing facility & const for new office building.	Permit Issued by Delegate of Resp/Auth  7/03/2022
31-1.00/2022	21/01/2022	Assessment No. 230987 LOT: 2567 LP: 70942 32 GOODLETT AVE LOCH SPORT	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth  8/03/2022

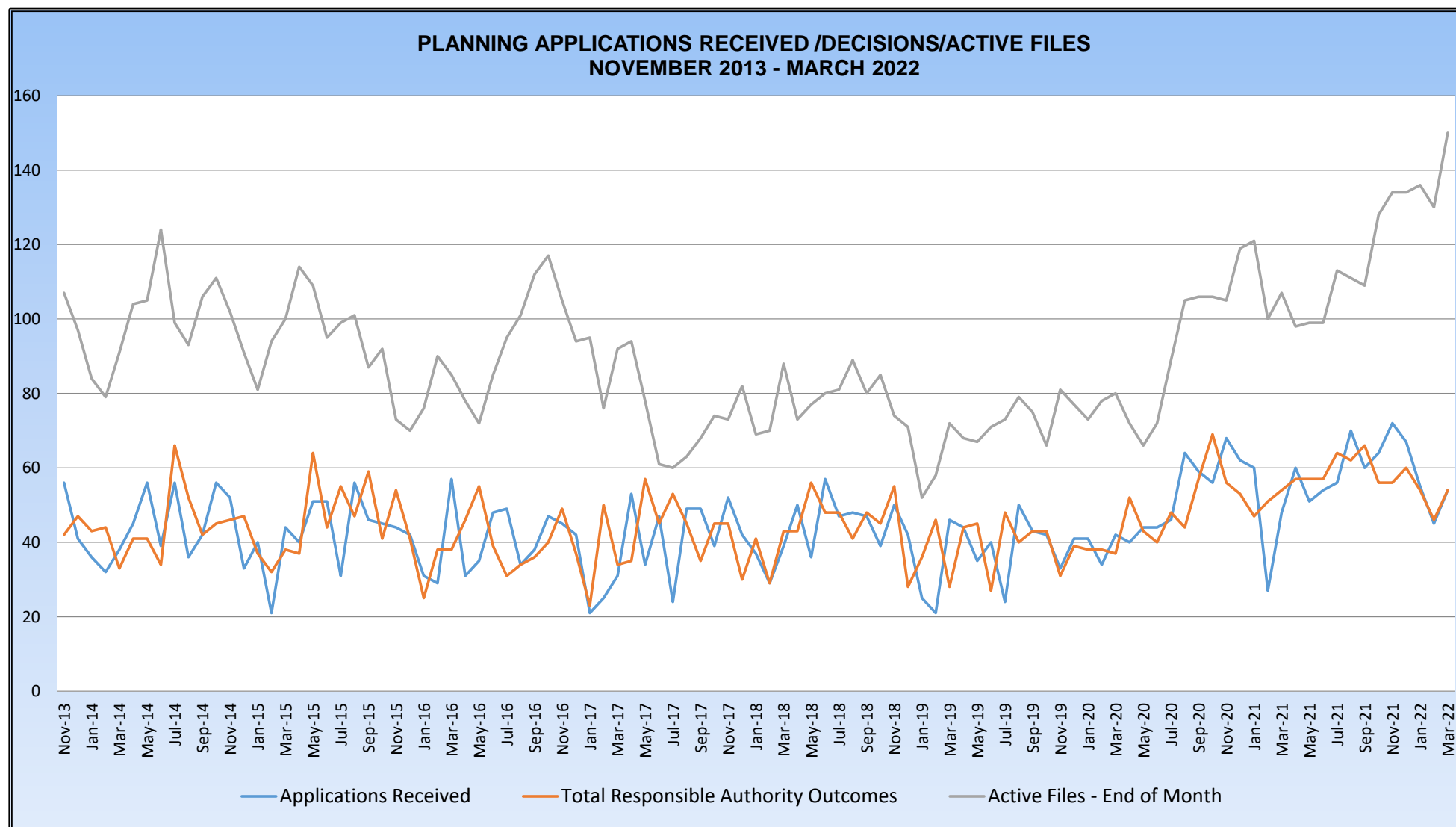
# ATTACHMENT 14.1.1

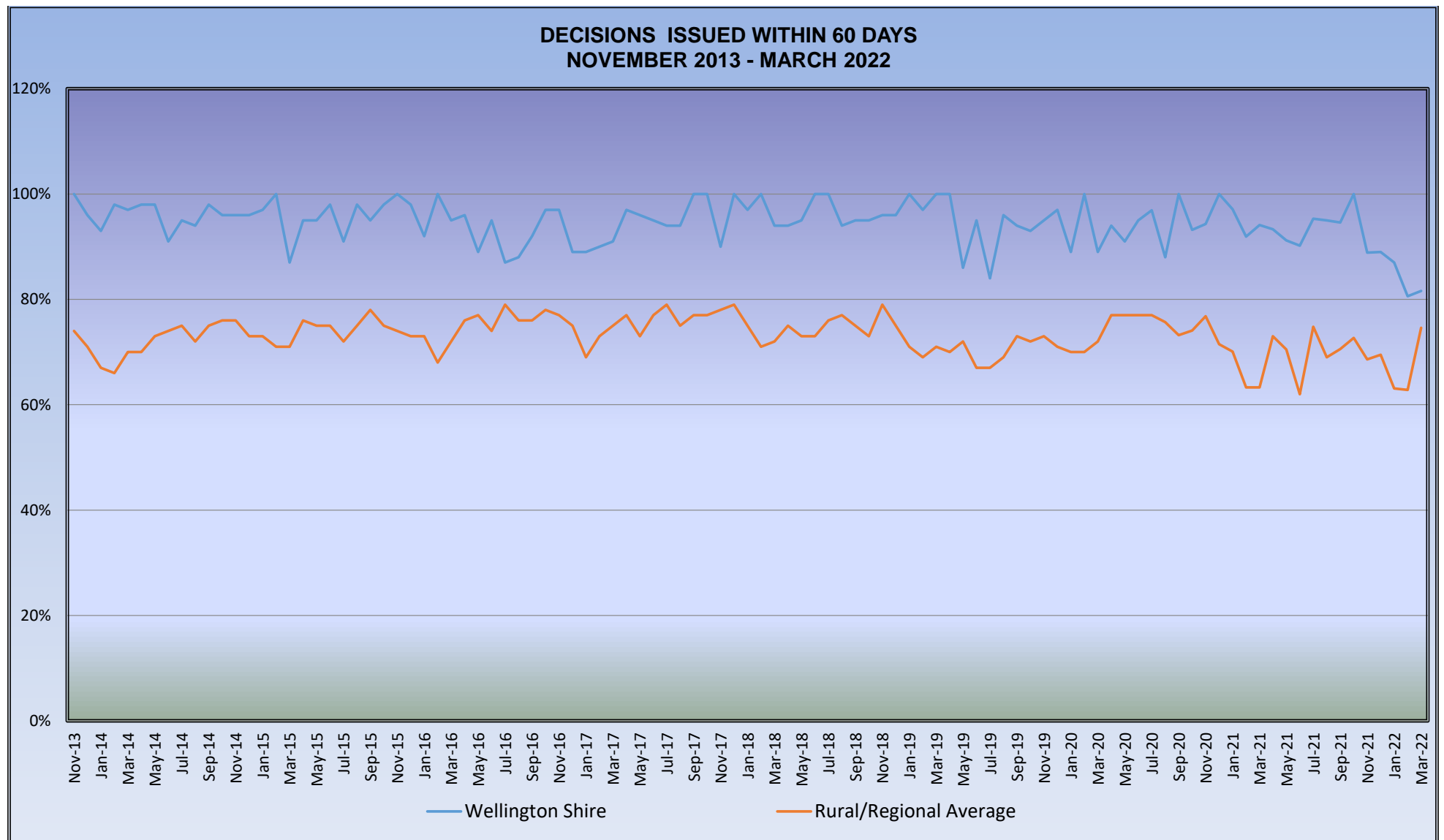
Application No/Year	Date Received	Property Title & Address	Proposal	Status
35-1.00/2022	25/01/2022	Assessment No. 332361 LOT: 1 TP: 568122D 1 FITZGIBBON ST BRIAGOLONG	Subdivision of the land into 2 lots.	Permit Issued by Delegate of Resp/Auth  18/03/2022
38-1.00/2022	28/01/2022	Assessment No. 274944 CA: 1 SEC: 7 103 BROUGHTON ST ALBERTON	Buildings and works associated with the construction of a farm shed.	Permit Issued by Delegate of Resp/Auth  1/03/2022
47-1.00/2022	3/02/2022	Assessment No. 96859 CA: 16 SEC: 8 PRINCES HWY MUNRO	Buildings and works associated with construction of a dwelling.	No Permit Required  2/03/2022
58-1.00/2022	10/02/2022	Assessment No. 81596 LOT: 2 PS: 839134A 193 STEWARTS LANE MAFFRA	Buildings and works\construction of an agricultural building.	Permit Issued by Delegate of Resp/Auth  25/03/2022
59-1.00/2022	10/02/2022	Assessment No. 278911 PC: 170460 28 WELLINGTON ST PORT ALBERT	Buildings and works associated with construction of a new dwelling.	Permit Issued by Delegate of Resp/Auth  29/03/2022
63-1.00/2022	14/02/2022	Assessment No. 228189 LOT: 1 TP: 143636Q 3 CLARKE ST LOCH SPORT	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth  8/03/2022
68-1.00/2022	16/02/2022	Assessment No. 399279 LOT: 4 PS: 533430B 382 FALLS LANE MAFFRA	Buildings and works associated with construction of an ag shed.	Permit Issued by Delegate of Resp/Auth  17/03/2022
81-1.00/2022	25/02/2022	Assessment No. 110262 LOT: 1 PS: 532291T 1,493 CAIRNBROOK RD GLENGARRY	Buildings and works associated with construction of a machinery shed.	Permit Issued by Delegate of Resp/Auth  4/03/2022
86-1.00/2022	1/03/2022	Assessment No. 453548 LOT: 3 PS: 709700U 5A SALE RD MAFFRA	Buildings and works associated the construction of an industrial shed.	Permit Issued by Delegate of Resp/Auth  9/03/2022
90-1.00/2022	3/03/2022	Assessment No. 111997 LOT: 1 PS: 613344Y 477 RICES LANE COWWARR	Buildings and works associated with construction of an outbuilding	Permit Issued by Delegate of Resp/Auth  11/03/2022
91-1.00/2022	4/03/2022	Assessment No. 207985 LOT: 1 TP: 116543 6,308 SOUTH GIPPSLAND LONGFORD	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth  10/03/2022
95-1.00/2022	7/03/2022	Assessment No. 231233 PC: 377397C 86-88 GOODLETT AVE LOCH SPORT	Buildings and works associated with construction of a carport.	Permit Issued by Delegate of Resp/Auth  18/03/2022

# ATTACHMENT 14.1.1

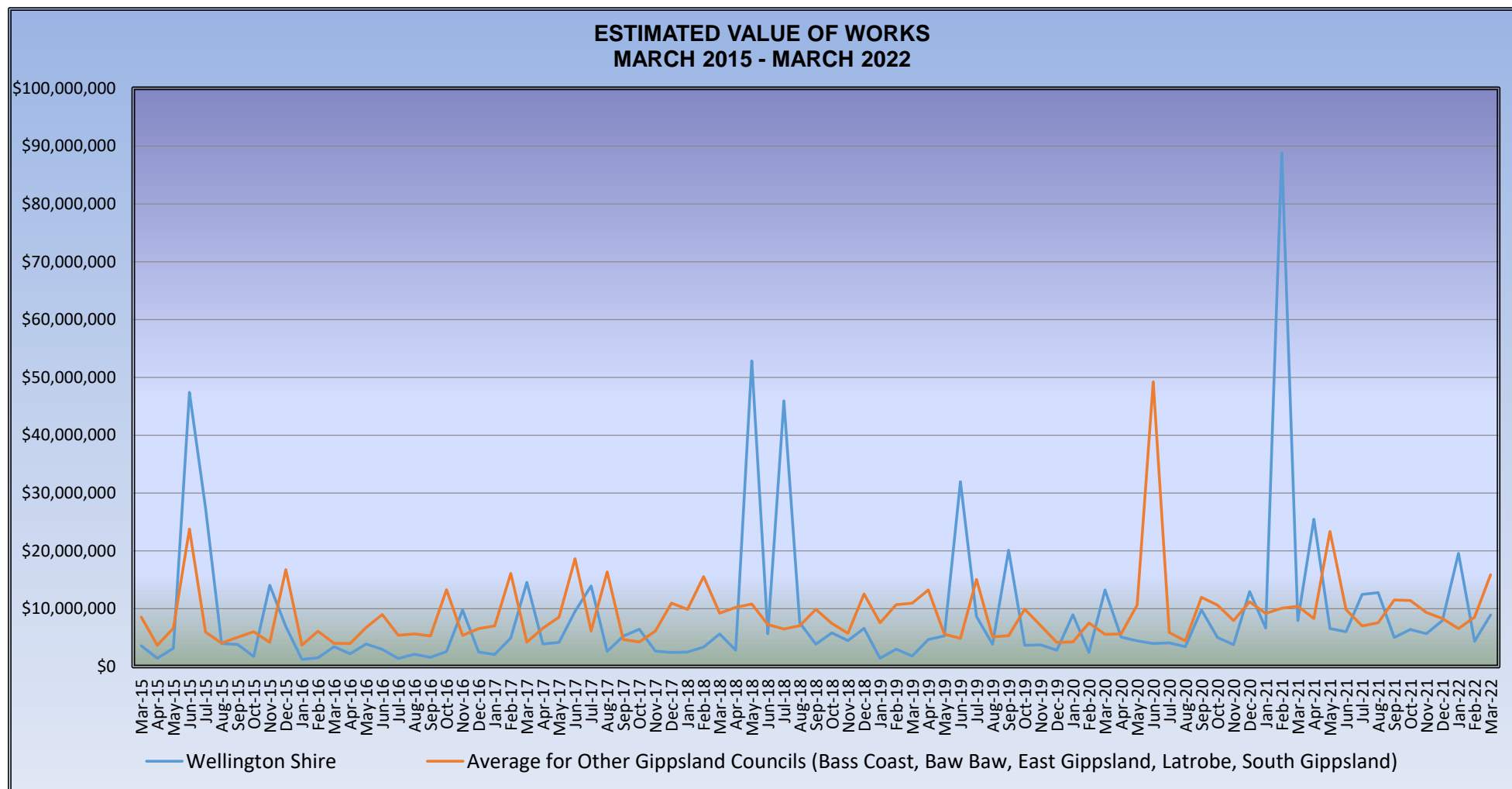
Application No/Year	Date Received	Property Title & Address	Proposal	Status
97-1.00/2022	7/03/2022	Assessment No. 36723 LOT: 7 LP: 18518 184 CUNNINGHAME ST SALE	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth  18/03/2022
101-1.00/2022	10/03/2022	Assessment No. 291765 LOT: 2 PS: 420065D 216 COMMERCIAL RD YARRAM	Buildings/works associated with construction of post office building.	Permit Issued by Delegate of Resp/Auth  21/03/2022
102-1.00/2022	10/03/2022	Assessment No. 237537 LOT: 1686 LP: 58872 263 NATIONAL PARK RD LOCH SPORT	Buildings and works associated with construction of a garage.	Permit Issued by Delegate of Resp/Auth  24/03/2022
104-1.00/2022	10/03/2022	Assessment No. 240523 LOT: 308 LP: 50201 67 SANCTUARY RD LOCH SPORT	Buildings and works associated with construction of a garage.	Permit Issued by Delegate of Resp/Auth  23/03/2022
110-1.00/2022	15/03/2022	Assessment No. 108282 LOT: 2 PS: 602234T 198 TYLERS RD PEARSONDALE	B/Ws associated with construction of an outbuilding and carport.	Permit Issued by Delegate of Resp/Auth  24/03/2022
118-1.00/2022	17/03/2022	Assessment No. 107045 LOT: 1 PS: 602219P 1,613 SETTLEMENT RD WURRUK	Buildings and works associated with the construction of a new verandah	Permit Issued by Delegate of Resp/Auth  24/03/2022
135-1.00/2022	25/03/2022	Assessment No. 345470 CA: 13C 52 GORGE RD BRIAGOLONG	Buildings & works associated with construction of an agricultural shed	Permit Issued by Delegate of Resp/Auth  31/03/2022

**Total No of Decisions Made: 54**









## 14.2. MAFFRA STRUCTURE PLAN

### ACTION OFFICER: MANAGER LAND USE PLANNING

#### PURPOSE

The purpose of this Report is for Council to adopt the Maffra Structure Plan (April 2022) included in Attachment 2.

#### PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

#### RECOMMENDATION

***That Council adopt the Maffra Structure Plan (April 2022) included in Attachment 2.***

#### BACKGROUND

##### ***What is the Maffra Structure Plan?***

The Maffra Structure Plan (the Plan) will provide the main strategic land use planning framework to manage growth, change and to identify and guide the provision of new key infrastructure required to facilitate the coordinated growth of the town over the next 20 years.

The Plan is based upon four key themes, which cover a range of land use issues including: environmental; social; and economic matters, under the following headings:

- Theme 1 – *Directing & Unlocking Growth*
- Theme 2 – *Maffra's Identity & Character*
- Theme 3 – *Meaningful & Safe Connections*
- Theme 4 – *A Self-Sustaining Town*

Each theme comprises a series of Objectives, Strategies and Actions that collectively set out the strategic approach to growth and a pathway for the implementation of the various recommendations contained within the Plan.

More specifically, the Plan seeks:

- To assess the suitability and proposed locations of future residential growth;
- To help influence, manage and facilitate change to land uses, the built form and public spaces in accordance with relevant State, regional and local planning policy;
- To identify land for future commercial, industrial and community services and facilities to support growth; and
- To guide future land use and development in an integrated and coordinated manner.

##### ***Plan Preparation***

The Plan has been prepared and informed by input from a broad range of key stakeholders, including the following statutory agencies:

- Country Fire Authority
- Gippsland Water

- West Gippsland Catchment Management Authority
- Environment Protection Authority
- Southern Rural Water
- Department of Transport.

Feedback received from the public exhibition of a *'Discussion Paper & Emerging Directions'* Report (March 2021) and an associated community 'drop-in' session in March 2021 also provided opportunities for community input to help shape the Plan.

In response to feedback received during a formal public exhibition period of the draft Plan held between 15 November 2021 and 17 January 2022, several revisions were made to the final Plan (as summarised in **Attachment 1**). Most revisions are minor in nature. It is noted that a full copy of all submissions received were provided to Council on 1 March 2022.

Council Officers wish to note several key changes made to the Plan following exhibition, as outlined below.

- *Land to the north of the Cemetery*

Subject to further technical investigations, undeveloped land to the north of the Maffra cemetery which is already zoned for Rural Living purposes (with a current minimum lot size of 2 hectares) has been identified as an area for rural residential intensification (see Figure 12) to make better use of the land – particularly in the context of providing a supply of different lifestyle lot sizes within the town. Subject to further justification, it is envisaged that lots in the order of 0.6 hectares in size could be established, which would be subject to a future Planning Scheme Amendment process.

- *Figure 1: Maffra Structure Plan –*

*Land annotated as 'Future Investigation Area (potential future development capacity)'*

A section of land to the west of Fulton Road is designated as a *'Future Investigation Area (potential future development capacity)'*. Development in this instance could include residential development, commercial development, and/or potential light industrial development. The appropriate zoning for the *'Future Investigation Area'* (or part thereof) would be subject to detailed further review and comprehensive site and technical studies. Any rezoning of land within the *'Future Investigation Area'* would also be subject to review and support from relevant statutory agencies, including Gippsland Water in relation to proximity to sewerage treatment plant facilities and associated odour buffer considerations.

- *Figure 11 – new southeast growth area*

In addition to the Plan showing Potential Lifestyle Residential lots on the rural interface of the new southeast growth area, the legend in the final Plan has also included reference to 'potential Residential Growth subject to future investigation' to provide future flexibility with lot yields.

- *Bushfire risk*

In response to comments received from the Country Fire Authority (CFA), reference to the risk of bushfire and the need for future assessments to be undertaken has been referenced in the final Plan (see section 3.4.3).

## ATTACHMENTS

1. Maffra Structure Plan\_Submissions Response Table [14.2.1 - 13 pages]
2. Maffra Structure Plan\_Final [14.2.2 - 98 pages]

## OPTIONS

Council has the following options available:

1. Adopt the Maffra Structure Plan (April 2022) included in Attachment 2; or
2. Not adopt the Maffra Structure Plan (April 2022) included in Attachment 2 and seek further information for consideration at a future Council meeting.

## PROPOSAL

That Council adopt the Maffra Structure Plan (April 2022) included in Attachment 2.

## CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a conflict of interest.

## FINANCIAL IMPACT

This impact has been assessed and there is no effect to consider at this time.

## COMMUNICATION IMPACT

An appropriate level of consultation/communication with all key stakeholders is considered to have been undertaken in the preparation of the final Plan.

## LEGISLATIVE IMPACT

This impact has been assessed and there is no effect to consider at this time.

## COUNCIL POLICY IMPACT

This impact has been assessed and there is no effect to consider at this time.

## COUNCIL PLAN IMPACT

The Council Plan 2021-25 Theme 2 "Economy and Sustainable Growth" states the following strategic outcome:

**Strategic Outcome 2.1:** *"A diverse economy that creates jobs and opportunities."*

**Strategic Outcome 2.3:** *"An increase in variety of housing choice to support equitable access to housing."*

**Strategic Outcome 2.4:** *"Infrastructure investment is targeted to maximise jobs and housing growth."*

The Council Plan 2021-25 Theme 4 "Services and Infrastructure" states the following strategic outcome:

**Strategic Outcome 4.3:** *"Well planned and sustainable towns, facilities, and infrastructure that service community need."*

This report supports the above Council Plan strategic outcomes.

## **RESOURCES AND STAFF IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **COMMUNITY IMPACT**

The implementation of the recommendations of the Plan will enable the management of growth and change in Maffra and oversee the provision of new infrastructure to create a vibrant, well-planned community.

## **ENVIRONMENTAL IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **ENGAGEMENT IMPACT**

Work on the Plan commenced in early 2020.

Limitations imposed by Covid-19 resulted in a significant portion of earlier consultation work being undertaken online. In mid-2020, online workshops were undertaken with a range of key internal and external stakeholders, including the local development industry (i.e. developers, real estate agents etc). A total of 65 participants were involved across five different workshops.

Following an easing of restrictions earlier in 2021, the opportunity to facilitate community involvement in the process was afforded by the public exhibition of a *'Discussion Paper & Emerging Directions'* Report, which was formally exhibited for a six-week period between 8 March – 19 April 2021. Feedback on the *'Discussion Paper & Emerging Directions'* Report was used to inform the draft Maffra Structure Plan, where appropriate.

A formal period of public exhibition for the draft Plan was undertaken between Monday 15 November 2021 and Monday 17 January 2022. Notice of the public exhibition period was via local display of flyers (in Maffra), a media release in the Gippsland Times, and direct contact with key community members and stakeholders.

The public exhibition period included face-to-face discussions with the public via a Council stand outside Maffra Woolworths on two days in December 2021, where Officers were available to answer specific questions from the community.

The 'Your Wellington Your Say' portal allowed for comments and feedback to be submitted directly to Council, together with the option to email or provide a formal written submission. As a result of the exhibition period a total of 33 submissions were received.

The submissions received covered a broad range of (general) issues and ideas, most notably - support for a 'south-eastern growth area'. A full copy of submissions was provided to Council at the Council workshop on 1 March 2022. All feedback received was considered, and where appropriate and relevant to do so, has been used to inform the final Plan.

## **RISK MANAGEMENT IMPACT**

This impact has been assessed and there is no effect to consider at this time.

ATTACHMENT 1  
Maffra Structure Plan (Draft) – Submissions



Submission No / Name.	Summary of Key Matters/Issues Raised	Preliminary Officer Response	Changes/Revisions
1.	<i>Include more land to be classified as residential on the outer skirts of Maffra.</i>	These comments have been noted. <b>Theme 1 – Directing and Unlocking Growth</b> identifies the provision for additional residential land on the outskirts of Maffra, allowing for a mix of diverse preferred lot sizes to respond to specific site conditions (i.e. infrastructure services) and community needs. This is identified in the Maffra Structure Plan.	No changes / revisions required.
2.	<i>Church Street to include concrete kerbs, gutters in the near future and improved drainage.</i>	The Maffra Structure Plan is a high-level strategic land use planning document. Details relating to the construction of kerbs and gutters etc. will be investigated during a separate process outside the Maffra Structure Plan.  The <i>Maffra Structure Plan - Discussion Paper &amp; Emerging Directions (March 2021)</i> and the draft <i>Maffra Structure Plan</i> highlights that future rezonings to the north and south-east areas of Maffra will require substantial drainage upgrades to be developed. These drainage issues are equally important to existing residents as they are for future development. The need to facilitate improved drainage throughout Maffra's growth areas is outlined in <b>Theme 1 – Directing and Unlocking Growth</b> and the associated <i>Maffra Drainage and Integrated Water Management Strategy</i> (Alluvium, 2020) and <i>65 Maffra-Sale Road Stormwater Management Strategy</i> (Alluvium, 2021).	No changes / revisions required.
3.	<i>Maffra needs roads with turning lanes like Boisdale Street. It needs foot paths along roads like Boisdale Street and Sandy Creek Road with the street limit reduced. Children and families use facilities like bell bird and cannot safely get to the location</i>	These comments have been noted. The Maffra Structure Plan is a high-level strategic land use planning document. Details relating to road and footpath construction will be investigated during a separate process outside the Maffra Structure Plan.  <b>Theme 3 – Meaningful and Safe Connections</b> provides objectives, strategies and action to prioritise pedestrian safety and connectivity. A key action of the Maffra Structure Plan is to prepare a Traffic Impact Assessment to further confirm transport infrastructure needs and upgrades.	No changes / revisions required.
4.	<i>I feel there has been an oversight on expanding educational facilities, particularly early childhood services including kindergarten and child care. If there is such expansive proposals for new build housing to attract younger families in an aging population, then a focus on early childhood educational and child care facilities needs to be a priority. At the current population there is a waitlist for child care and kindergarten, this will only increase based on proposal. Queen Street kindergarten, it is run down, council is aware of this through visits from council representatives to audit. With department of education and government focus on the early years through funneling money into the roll out of 3YO kindergarten in Wellington shire in 2022 our kinder will be accessed by more children, a plan for expanding Maffra's services in this area is of desperate need now, I can only imagine the need in 10-20 years.</i>	These comments have been noted. By unlocking and directing residential growth, the Maffra Structure Plan will trigger the need for additional community facilities including schools, kindergarten and childcare. The Structure Plan supports a collaborative approach between Council and education providers including Government and non-Government schools in recognition of Maffra's changing requirements.  It is important to note that Strategy TC8 requires further analysis of the likely community facilities to support growth and development. As such Council welcomes additional community services (this could include educational facilities) through the subdivision and development process.	Add new action to <i>Theme 4 - A Self Sustaining Town</i> to include: <i>Undertake a review of community infrastructure needs (including the provision of additional schools and childcare facilities) to meet the needs of the growing community</i> (refer to Action A34 in the <i>Maffra Structure Plan 2022</i> ).

Submission No / Name.	Summary of Key Matters/Issues Raised	Preliminary Officer Response	Changes/Revisions
5.	<i>Maffra skate park needs lights for a night time ride specially in the summer time. The maffra park near the river needs new equipment/rides it's pretty outdated and gets boring very quick for the young ones</i>	These comments have been noted. The Maffra Structure Plan is a high-level strategic land use planning document and as such, details relating to new infrastructure such as lights, and new equipment / rides etc. will be investigated as part of a separate process outside the Maffra Structure Plan process.	No changes / revisions required.
6.	<p><i>I have recently reviewed the draft Maffra Structure Plan which covers proposed changes to the density zoning for our property at .</i></p> <p><i>I would like to advise that my husband and I are very interested in having our property rezoned to enable subdivision to occur. The east end of our block is right in town and perfect for someone to build on that wants a larger block but still be close to town facilities.</i></p> <p><i>We have actually had several serious enquiries from people who would be keen to purchase such a block from us. We would be interested in subdividing 3 blocks of approximately .6 hectares (1.5 acres) each.</i></p> <p><i>Until viewing your structure plan, we could not see how it would be possible to arrange the subdivision as we would not be able to offer road access for the blocks. However, your plan shows a possible road that would solve this problem.</i></p> <p><i>Please note that we are very interested in this proposal and please keep us informed of any progress or further changes to the plan.</i></p>	Support noted.	No changes / revisions required.
7.	<p><i>The brown area in bottom left corner on the map is identified as an area for employment and runs adjacent to our Main Eastern irrigation channel. Noting this land use, SRW would like the plan to note that:</i></p> <ul style="list-style-type: none"> <li><i>Any development in this area will require SRW approval and will require setback from the channel</i></li> <li><i>Access provision for SRW vehicles will be required along channel at all times</i></li> <li><i>Suitable fencing will be required to prevent public access to the channel reserve</i></li> <li><i>Additional barriers may be required to prevent entry of rubbish or toxic material into channel</i></li> <li><i>Site drainage and use of the channel water for any development will be subject to SRW review and approval.</i></li> </ul>	These comments have been noted. If development were to occur within this area, the matters raised by the submitter are best addressed during the planning permit stages.	Amend Strategy ED11 to include: <i>Preserve and support the continued use and development of established industrial uses (Saputo facility), located within the 'Employment' precinct, and confine future expansion within existing zoned land in accordance with Figure 23. Note that any development in this area will require SRW approval.</i>
	<p><i>The area at the bottom of the map coloured pink &amp; orange is identified for both house and lifestyle blocks and intersects our Bundalaguah 1 irrigation channel. We note that the current landowner is connected to this irrigation channel and there are a number of other customer outlets connected also. Any change in land use in this area will require decommissioning and/or modification works to be undertaken in conjunction with SRW. SRW notes that:</i></p> <ul style="list-style-type: none"> <li><i>It will not supply irrigation water to the any housing subdivision within this precinct.</i></li> <li><i>The area proposed for development will need to be excised out of the Macalister Irrigation District.</i></li> </ul>	<p>Strategies and Actions within the Structure Plan will further investigate (in consultation with Southern Rural Water and other service authorities) the servicing requirements for each precinct identified and identify the works needed to be undertaken to ensure development/lots can be serviced.</p> <p>In relation to "Precinct E", the Structure Plan notes that a wetland/ retarding basin is required for development to occur. In addition, the <i>Maffra Drainage and Integrated Water Management Strategy</i> (Alluvium, 2020) and <i>65 Maffra-Sale Road Stormwater Management Strategy</i> (Alluvium, 2021) identifies that the level of detail regarding the retarding basin would need to be refined in consultation with SRW at a later stage and</p>	Amend Action 7 (A7) of the draft Maffra Structure Plan (now A4 in the <i>Maffra Structure Plan 2022</i> ) to include SRW as follows: <i>Prepare a high-level strategic Servicing Strategy for the Residential Growth Areas in consultation with Gippsland Water, Southern Rural Water and other service authorities based on the identified growth areas of the Maffra Structure Plan 2022.</i>



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		<p>recommendations for progressing the drainage assessment within this area include (refer to page 30 of draft Maffra Structure Plan):</p> <ul style="list-style-type: none"> <li>• <i>Functional design of proposed flood mitigation and stormwater quality assets following any land rezoning.</i></li> <li>• <i>The staging of development will need to be confirmed to identify and further develop the assets required with the associated development.</i></li> <li>• <i>Consultation with SRW in regard to any additional infrastructure under the Main Eastern Channel.</i></li> </ul>	
8.	<i>As the property owner, I would not choose to put a road down the length of my block with a joining T-intersection. Something that also may have been overlooked would be the active channel at the back of the property which would need the road to be elevated over, hence making it not financially viable for a property own to recover the costs. If the channel was back filled for the road, this would neglect the water drainage, have water back up &amp; flood any dwelling built close by.</i>	The location of the proposed roads identified in the Maffra Structure Plan are indicative. These roads are positioned to ensure co-ordinated development outcomes can be achieved and effectively service future residential development. The proposed road layout and connections will be further considered via a Traffic Impact Assessment to confirm transport infrastructure needs and upgrades particularly when key proponents submit proposals through the subdivision and development process (refer to A24 in the <i>Maffra Structure Plan 2022</i> ).	No changes / revisions required.
9.	<i>On Behalf of the owner of land in Johnson Street, Maffra we would like to be involved in the future process of the structure plan as it relates to land in Johnson Street and the surrounding land. A key aspect here is the rear access to Little Johnson Street and the island reserve. Figure 9 at page 24 provides discussion about issues and opportunities. How they relate to our site is unclear, despite a number of notations at the location of our site. This should be clarified, particularly given the site (and those adjoining) sit within the core commercial area. We look forward to working with Council to ensure that the way in which the plan evolves takes into account the current and future aspirations for the site.</i>	Through the <i>Maffra Structure Plan - Discussion Paper &amp; Emerging Directions</i> (March 2021) and in consultation with the community and key stakeholders, it was identified that there is an increased demand for retail and commercial properties within the Town Centre Precinct of Maffra. As such, to support a diverse range of businesses the Maffra Structure Plan outlines Objectives, Strategies and Actions that continue to support current land uses in this area by encouraging future expansion of commercial and retail uses within the Town centre precinct (to the south of Johnson Street and within Little Johnson Street), with a key emphasis on future built form providing activation to 'The Island Reserve'.	No changes / revisions required.
10.	<ul style="list-style-type: none"> <li>• <i>Cheese manufacturing facility and associated wastewater treatment plant - 6-10 Bundalaguah Road, Maffra - Whilst it appears that the draft Structure Plan does not propose any future growth areas within proximity to the facility, we recommend it be included, along with its associated buffer, in the draft Structure Plan for transparency and to ensure that the matter is not overlooked in the future assessment of rezoning of land or permit applications.</i></li> <li>• <i>Council gives further consideration to potential compatibility between land uses and recommended separation distances for the rezoning of land in proximity to industrial areas, specifically areas identified for future potential residential growth. This could also include consideration to the incorporation of a buffer around the existing industry.</i></li> <li>• <i>Council gives further consideration to Ministerial Direction 1 and potentially contaminated land when preparing to rezone land to allow for future sensitive land uses.</i></li> <li>• <i>Additionally, EPA recommend Council consider applying the Environmental Audit Overlay (EAO) to the priority site at 87 Powerscourt Street, Maffra to ensure an audit is completed for the land prior to any sensitive land uses being established at this site.</i></li> </ul>	<p>The Structure Plan identifies that housing opportunities are constrained by the Macalister River, the Macalister Irrigation District, and sewerage treatment and industrial buffers directing expansion of the township northward. As such, key Strategies within the Structure Plan provide consideration to future sensitive land uses that interface with agricultural land, the sewerage treatment facility and industrial land. Refer to GD6 and GD11.</p> <p>Comments in relation to Ministerial Direction 1 are noted.</p> <p>In relation to applying the EAO to 87 Powerscourt Street, Maffra, Council will consider this post the Structure Plan. The final Structure Plan will be amended to include the following action:</p> <p><i>Council to consider applying the Environmental Audit Overlay (EAO) to 87 Powerscourt Street, Maffra in collaboration with EPA and landowner.</i></p>	<p>Structure Plan to include a 100-metre separation distance for the manufacturing facility.</p> <p>Add new action to <i>Theme 4 - A Self Sustaining Town</i> to include:</p> <p><i>Council to consider applying the Environmental Audit Overlay (EAO) to 87 Powerscourt Street, Maffra in collaboration with EPA and landowner' (refer to Action 38 in the Maffra Structure Plan 2022).</i></p>
11.	<i>Any work to inform the Structure Plan will need to address bushfire as a driving decision maker by formulating clear links to Clause 13.02-1S Bushfire Planning</i>	Consideration to Clause 13.02-1S will be given via any rezoning/Planning Scheme Amendment process and relevant development proposal. Section	Section 3.4.3 has strengthened reference to bushfire risk and further assessments which are required.

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	<i>of the Wellington Planning Scheme. CFA strongly encourages Council to undertake a Bushfire Risk Assessment to determine the risk level and appropriate mitigation measures for Maffra.</i>	3.4.3 has strengthened reference to bushfire risk and further assessments which are required.	
12.	<i>I am very pleased to see the inclusion of lifestyle residential areas included. This is a much needed development not just from existing land holders but to future home owners. I would like to see more footpaths extended into the Maffra streets as at the moment many streets require the walking on the road - not ideal.</i>	Support noted.	No changes / revisions required.
13.	<ul style="list-style-type: none"> <li>No matching of supply and demand - There is no table that demonstrates and summarizes the total of new supply of lots and comparison with the projected demand over the next 20 years.</li> <li>The text on p29 of the report indicate the following - The Plan supports and enables an ample supply of appropriately zoned and serviced land to overcome past inhibitors to development, such as land banking, fragmented ownership and land economics. In my observation, there is no assessment of how easy the proposed lots will be to develop. Many of the proposed new precincts are likely to be subject to the same problems as the existing land - prone to flooding, fragmented and with unwilling owners.</li> <li>The report does not demonstrate relevant strategy that can meet the requirement to identify 15-20 years of residential supply.</li> </ul> <p>Submitter is open to the approach of a Council guided process to transition [redacted] prior to the adoption of the Draft Maffra Structure Plan by Council. The guided process seeks to eliminate potential contamination issue and confirm the lot yield of the land.</p> <p>Submitter reiterates that submission of 23 March 2021 is still relevant.</p>	<p>Council understands that there is need to increase residential supply within Maffra.</p> <p><i>A Residential Land Supply &amp; Demand Assessment</i> was prepared by Spatial Economics. It was noted that <i>existing land stocks in Maffra are characterised by:</i></p> <ul style="list-style-type: none"> <li>a) <i>highly fragmented and small land parcels;</i></li> <li>b) <i>b) significant existing capital uses/values;</i></li> <li>c) <i>c) requirements of cost prohibitive land development dependent infrastructure;</i></li> <li>d) <i>d) lack of land development industry competition; and</i></li> <li>e) <i>e) minimal development intentions of the land owners.</i></li> </ul> <p>As such, <i>Theme 1 – Growth Precincts, Staged Drainage &amp; Servicing Provision</i> of the Maffra Structure Plan specifically identifies key precinct areas to unlock growth that can be supported by strategic delivery of infrastructure to meet long term requirements (refer to Figure 13). These precinct areas will be of priority action.</p> <p>Whilst we have not provided a table in the Structure Plan outlining the demand and supply, calculations/assumptions (based on take up rates) have been made to ensure that the necessary, land supply is achieved to meet future demand.</p> <p>Using the conservative assumption of 80 approved dwellings per year identified in <i>Residential Land Supply &amp; Demand Assessment Report</i> (refer to page 5), and the indicative yield planned for the Maffra Structure Plan meets demand for the next 30 years. This is based on the assumption we overcome the drainage and infrastructure and development issues.</p> <p><i>Section 3.1.2 – Growth Precincts, Staged Drainage &amp; Servicing Provision</i> identifies key precincts areas that are able to be unlocked by allocating potential drainage assets. These key precincts have been nominated as they are considered to provide logical and coordinated future subdivision and development. As per Strategy GD6, the submitters site has been nominated as a “Future Investigation Area” as the site is in proximity to existing industrial areas and is considered to have potential compatibility issues between land uses (including nearby Gippsland Water treatment assets/associated associated buffers). As such, the following criteria applies before any rezonings can be considered:</p>	Minor revisions only to the Drawing Key on Figure 23: Theme 4 – Economic Development & Employment Plan, including insertion of ‘potential’ light industrial.

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		<ul style="list-style-type: none"> <li>• Sensitive uses are located outside of the odour buffer of the sewerage treatment facility.</li> <li>• Land at 145 Fulton Road, Maffra is reviewed in terms of any potential contamination of land (prior to any potential rezoning), based on the historical uses on the land; and</li> <li>• Sensitive uses are located outside of any relevant industrial use buffers of the 'Industrial Estate'.</li> </ul>	
14.	<p><i>The Authority notes Section 4.2 in the August 2020 Water Modelling Solutions Hydraulic Report which has been done in support of the Maffra Structure Plan. This section notes increased flood levels impact several residential properties and that further work is required to mitigate this impact through design of culvert upgrades. The Authority supports this recommendation and further recommends that the work to design and cost the culvert upgrades is done as soon as possible and included within the Maffra Structure Plan.</i></p> <p><i>The Authority also notes Section 9 in the June 2021 Alluvium Stormwater Management Strategy for 65 Maffra Sale Road. This report states that it didn't consider the adjacent land to the east which has been identified within the Maffra Structure Plan. It also states that further flood modelling would be required to determine the impact of filling the low-lying depression identified within the 65 Maffra Sale Road property. The Authority supports the recommended further work is done so that the required stormwater management works can be identified and incorporated in the final Maffra Structure Plan.</i></p> <p><i>The Authority is generally supportive of the Maffra Structure Plan and would likely apply the following conditions in relation to any future development of the precincts:</i></p> <ul style="list-style-type: none"> <li>• <i>Prior to consent to Statement of Compliance for any proposed subdivision within the precincts shown in the Plan the applicant must provide the following:</i> <ol style="list-style-type: none"> <li>1. <i>Evidence to the satisfaction of the West Gippsland Catchment Management Authority that clearly demonstrates that the relevant stormwater quality treatment assets nominated in the Maffra Structure Plan have been constructed and provide treatment to best practice water quality targets.</i></li> <li>2. <i>Evidence to the satisfaction of the West Gippsland Catchment Management Authority that clearly demonstrates that the relevant stormwater quantity treatment assets nominated in the Maffra Structure Plan have been constructed and that there is no increase in stormwater flows to neighbouring properties resulting from the development.</i></li> </ol> </li> <li>• <i>If the stormwater assets shown in the Plan have not been constructed, the following will be required:</i> <ol style="list-style-type: none"> <li>1. <i>Prior to Certification, an Interim Stormwater Management Plan (SMP) which identifies appropriate Water Sensitive Urban Design features to provide stormwater treatment to meet best practice water quality targets must be submitted to the satisfaction of West Gippsland Catchment Management Authority. The SMP must clearly identify how stormwater runoff from the entire development will be managed and</i></li> </ol> </li> </ul>	<p>These comments have been noted. The Maffra Structure Plan contains key objectives, strategies and actions relating to further work to be undertaken/investigated for future drainage and service provisions required to unlock residential growth in the precincts.</p> <p>It should be noted that the Maffra Structure Plan suggests the preparation of a high-level strategic <i>Servicing Strategy</i> for residential growth areas.</p> <p>Conditions noted for consideration as part of a future planning permit process.</p>	No changes / revisions required.

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	<p><i>treated prior to discharge from the site including the proposed timing of works, and must quantify the reduced loads of sediment, nutrient and gross pollutants in kg/year.</i></p> <p>2. <i>Prior to consent to Certification the applicant must develop a Drainage Plan that demonstrates to the satisfaction of the West Gippsland Catchment Management Authority that there is no increase in stormwater flows resulting from the development.</i></p> <p>3. <i>Prior to consent to Statement of Compliance the applicant must demonstrate that any work proposed by the Interim Stormwater Management Plan and Drainage Plan have been implemented to the satisfaction of the West Gippsland Catchment Management Authority.</i></p>		
15.	<p><i>We are very happy with the proposal for the Maffra south development and look forward to seeing the future plans for it.</i></p>	Support noted.	No changes / revisions required.
16.	<ul style="list-style-type: none"> <li>Figure 1 &amp; 4 (Page 2 &amp; 10) – Area to the east (where Sewerage Treatment Facility is located) is shown as Drainage Reserve – this is Public Use Zone (Refer to image below).</li> <li>Section 2.2 – The estimated resident population for Maffra is shown as 13,973 for 2016 and predicted to be 16,017 in 2036. These population figures seem quite high in comparison to our connection data and predicted connections in the future. It is noted that the population data shown in the structure plan is based on Maffra SA2 area and is considerably larger than the Plan area and the urban centre/residential area. However, the existing WWTP buffer zone was assessed in 2014 for the year 2050 based on estimated equivalent of 7,700 people. This refers to the equivalent population to be serviced with wastewater by 2050. GW would like to understand the proposed EP for the future residential/urban areas (areas likely connected to wastewater services) based on this structure plan and have the opportunity to re-assess the WWTP buffer zone if required.</li> <li>Figure 11 – Potentially consider having land NE of Stratford Maffra Rd and Maffra-Sale Rd, currently marked as potential lifestyle residential zoned as General Residential (refer to highlighted area below). This is to achieve maximum output if investing in infrastructure and assets in this area.</li> </ul> <p><b>Water Services</b></p> <ul style="list-style-type: none"> <li>Depending on land development type (LDRZ or RLZ), GW may not service growth north of Sandy Creek Rd with potable water due to limited capacity of existing system. This is to protect the existing Sandy Creek Road HL system</li> </ul> <p><b>Sewer Services</b></p> <ul style="list-style-type: none"> <li>To service future growth in the South East it is likely a new SPS would be required to discharge independently to Maffra WWTP</li> <li>LDRZ and RLZ growth will not be serviced for sewer</li> </ul> <p><b>Buffer Zones</b></p> <ul style="list-style-type: none"> <li>The WWTP buffer shown allows for an equivalent of 7,700 people. If growth occurs beyond 7,700 people the buffer is likely to extend to land within the TWTP buffer. For this reason, GW is likely not to extinguish the TWTP buffer, and or support growth of sensitive uses within the TWTP buffer.</li> </ul>	<p>In relation to Dot Point 2, the estimated resident population figures derived from the Victoria in Future - State government projection of population and households. Population and demographic projections are based on the report <i>Residential Land Supply &amp; Demand Assessment, Maffra</i> prepared by Spatial Economics (October 2020) and the Victoria in Future Population Projections 2016 to 2036 for Maffra Statistical Area Level 2 (SA2). Noting that the extent of the Maffra SA2 area is larger than the Plan area.</p> <p>In addition, using the indicative yield for each precinct, the total indicative yield (at full development) would be 2,607 new lots. Therefore, the proposed estimated population for the future residential/urban areas (areas likely connected to wastewater services) based on this draft Structure Plan would likely equal to 5,762 people (2,607 x 2.21 no. of persons (i.e. using VIF's 2036 average household size)). It is important to note that development of land within identified precinct areas is subject to:</p> <ul style="list-style-type: none"> <li>Housing market</li> <li>Development intentions of landowners</li> <li>Requirements of cost prohibitive land development dependent infrastructure</li> <li>Existing capital uses/values</li> </ul> <p>It should also be noted that development occurring within each precinct must be generally in accordance with the following (as highlighted in Section 3.1.2):</p> <ul style="list-style-type: none"> <li>The development is consistent with the objectives and strategies outlined in this Structure Plan;</li> <li>The development can be serviced to required servicing infrastructure in a timely and efficient manner (and if required, the cost of extending infrastructure out of sequence is paid for by the developer); and</li> <li>The proposed development meets or exceeds best practice development standards.</li> </ul> <p>Constraints associated with the Wastewater Treatment Plant (WWTP) buffer zone are noted.</p>	<p>Amend draft plan – remove 'green' drainage reserve and replace with 'grey' Public Use and Utilities.</p> <p>Amend Table 3 text to: <i>Only considered if population does not exceed 7,700 or if treatment facility was to be upgraded.</i></p> <p>Update legend on Figure 11 relating to south east growth area rural interface to include 'potential residential growth subject to further investigation'</p>



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		Regarding dot point 3, land within the north-east of Stratford-Maffra Road and Maffra-Sale Road has been identified as Lifestyle Residential to provide an appropriate zone transition between General Residential Zone (to the west) and Farming Zone (to the east). However, it is now proposed that standard residential densities may also be suitable in this location, subject to further investigation.  Comments relating to water services, sewer services and buffer zones have been noted.	
17.	<i>I own the 8.5 acre property on the Being currently zoned as farming its to small to build a house on and to small to effectively farm. I'm very happy with the structure plan and hope to one day be able to build a house on the land and move my family and earthmoving business to Maffra.</i>	Support noted.	No changes / revisions required.
18.	<i>I support the draft Maffra Structure plan - Maffra South. I am currently considering relocating to Maffra . This location is ideal as it is within walking distance to the shopping centre and on the Sale side of Maffra, being close to all Medical facilities . I feel that an over 50's residential complex would be a great benefit to the larger community of the Wellington Shire and Maffra South is an ideal site</i>	These comments have been noted. Respondent is supportive of proposed changes outlined in Structure Plan.	No changes / revisions required.
19.	<i>....I am generally happy with the draft of the Maffra structure plan regarding the redevelopment of the Maffra South Area, nominated as Area 8 I have concerns regarding the proposed size and scale of the Wetland-Retarding Basin No 07 but will leave it in the hand of my Agent Nick Anderson, NBA group</i>	Comments noted. It is noted that proposed size and scale of wetland-retarding basin No 06 (WL-RB06) and associated infrastructure will be the subject of further, more detailed investigation.	WL-RB07 (in the draft Maffra Structure Plan) has been re-labelled as WL-RB06 in the final Maffra Structure Plan.  Amend Structure Plan to include the following strategy: <i>Drainage to be generally in accordance with Maffra Drainage and Integrated Water Management Strategy (Alluvium, 2020) and 65 Maffra-Sale Road Stormwater Management Strategy (Alluvium, 2021) or as otherwise approved by Council (refer to Strategy DI7 in the Maffra Structure Plan 2022).</i>
20.	<i>I support the maffra structure plan I have received a lot of positive feed back from around the town from young and old residents about the possibility of living close to the town centre and on the sale side of maffra for a close commute to and from sale for work also access to adjoining rail trail for daily exercise</i>	These comments have been noted. Respondent is supportive of proposed changes outlined in Structure Plan.	No changes / revisions required.
21.	<ul style="list-style-type: none"> <li>Content discrepancies / grammatical errors</li> <li><i>The Gippsland Plains Rail Trail is not cited</i></li> <li><i>Point 12. Who Pays – ie. who will pay for the pedestrian and cyclists connections?</i></li> <li><i>I am unclear of the reference at Section 3.4.4 at its A33 (and at other sections in the Draft) which reads “Undertake a feasibility study on the underutilised parcel of the Maffra Secondary College (corner of Alfred Street and Princes Street), for purposes of using it for a carparking.”.</i></li> </ul>	<ul style="list-style-type: none"> <li>The detailed comments and issues raised within this submission are for the most part outside the remit of the aims and objectives of the Structure Plan as a strategic land use planning document.</li> <li>Content discrepancies and grammatical errors will be fixed.</li> <li>Inclusions / annotations regarding the Gippsland Plains Rail Trail will be made.</li> <li>With regards to point 12 within the submission, the pedestrian and cyclist connections would typically form part of Council’s Capital Works budget,</li> </ul>	<p>Comments noted. Overall, the submitter appears supportive of the Structure Plan as a whole.</p> <ul style="list-style-type: none"> <li>Updates will be made to the finalised Structure Plan to fix any discrepancies and grammatical errors</li> <li>Gippsland Plains Rail Trail is now referred to in Figure 21 of the <i>Maffra Structure Plan 2022</i>.</li> </ul>

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	<ul style="list-style-type: none"> <li><i>The recommendation to enhance and streetscape the traffic entry/exit roads is to be applauded.</i></li> <li>A number of references made to traffic and the proposed bypass on Sandy Creek Road etc. Submitter states <i>'The recommendation to divert heavy traffic along Powerscourt Street and Sandy Creek Road on face value is reasonable'</i>.</li> <li>A number of references have been made to drainage issues throughout Maffra, most relating to drainage within the existing established urban area. Submitter outlines that it appears to be the inappropriate planting of street trees which have caused a lot of the issues.</li> <li>Tree planting and tree species.</li> </ul>	<p>while new pedestrian and cyclist connections within new developments would be paid for by the developer.</p> <ul style="list-style-type: none"> <li>With regards to Section 3.4.4, during consultation for the <i>Maffra Structure Plan - Discussion Paper &amp; Emerging Directions (March 2021)</i> it was submitted that this site could potentially be used as a car park. A future feasibility study would need to be undertaken to determine if this was feasible given past filling/potential contamination on the site.</li> <li>The Structure Plan has been subject to a detailed review both internally and via referral to the Department of Transport in terms of a traffic assessment. The proposed road layout and connections will be further considered via a Traffic Impact Assessment post the adoption of the Structure Plan to confirm transport infrastructure needs and upgrades.</li> <li>The <i>Maffra Drainage and Integrated Water Management Strategy</i> (Alluvium, 2020) and <i>65 Maffra-Sale Road Stormwater Management Strategy</i> (Alluvium, 2021) focuses predominantly on drainage issues in Maffra's growth areas. These strategies have been prepared to address existing drainage issues and mitigate against future drainage issues, in order to enable future development.</li> <li>Tree planting and tree species is outside the remit of the Maffra Structure Plan. Future plantings etc. would be subject to detailed review.</li> </ul>	
22.	<i>I support the subdivision of Maffra South Area 8 within the growth plan at figure 12. There is very little housing opportunity in Maffra as blocks of land and houses are selling before they are officially on the market. Maffra certainly has potential for growth. It has many advantages being within walking distance to the Main Street and schools. It is a prime location for any aged person to reside.</i>	These comments have been noted. Respondent is supportive of proposed changes outlined in Structure Plan.	No changes / revisions required.
23.	<i>I generally support the draft Maffra Structure Plan and in particular the nomination of the future residential areas in Maffra South Area 8 within the growth directions plan at figure 12. Maffra South opens opportunities for housing close to services such as schools, shops, church, medical and the rail trail.</i>	These comments have been noted. Respondent is supportive of proposed changes outlined in Structure Plan.	No changes / revisions required.
24.	<p><i>The proposed wetland reserve which will be neighbouring my property is a extreme concern. The land subject to inundation overlay will be affected and potentially impact my property further with the already ongoing drainage issues this area has. My property may be impacted with increased drainage issues and inundation due to the development. The proposed wetland also brings the added dangers of a large watercourse next to my property and with young children and animals this is another concern.</i></p> <p><i>The Rezoning of the area also attracts the newly passed Legislation of Windfall tax after June 2023. With no current intention to subdivide, the tax will be a large sum of money that will become a burden on myself and family. Neighbours in the area also find it a major concern. I'm also concerned that with a rezoning it also brings an increase in rates notices.</i></p>	<p>A wetland / retarding basin is (conceptually) proposed to be located to the north of this property.</p> <p>Maffra is subject to a detailed drainage strategy being the <i>Maffra Drainage and Integrated Water Management Strategy</i> (Alluvium, 2020) and <i>65 Maffra-Sale Road Stormwater Management Strategy</i> (Alluvium, 2021). These have been prepared to address existing drainage issues and mitigate against future drainage issues.</p> <p>The Windfall Gains Tax is an initiative imposed by the State Government and not Council. It should be noted that a number of exemptions apply, which may or may not be relevant to the submitters land.</p>	No changes / revisions required.

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	<i>After conversations with majority of the neighbours the same conclusion is to be had. We invested a lot in our houses and property's to have the acreage close to town with limited neighbours and traffic unlike in the town streets. This will be transformed into similar settings for in town streets which my have impacted the decision to buy and relocate where we currently reside.</i>		
25.	<i>I write to support the draft Maffra Structure Plan and the future residential areas in Maffra South Area 8 within the growth directions plan at figure 12. Maffra South will generate opportunities for those retiring in the outskirts of our town easy access, within walking distance, to the town centre for services such as groceries, medical, shops.</i>	These comments have been noted. Respondent is supportive of proposed changes outlined in Structure Plan.	No changes / revisions required.
26.	<i>I support Maffra Structure plan ( area 8 within the growth direction plan at figure 12) it is walking distance from the town centre ,schools and kindergartens. Being on Sale side of Maffra it is easier access to medical professionals and the train station... ( maybe another bus stop here would be beneficial).</i>	These comments have been noted. Respondent is supportive of proposed changes outlined in Structure Plan.	No changes / revisions required.
27.	<i>I support the Maffra structure plan area 8 within the growth directions plan at figure 12. I see this a great opportunity for young and old been walking distance from the town centre, shops, church's, schools and kindergartens. Easy access to the rail trail and sporting facilities in maffra. Easy Access to the Vline bus to get to sale train station. I think it is great opportunity for people to have greater choice of different areas to live in Maffra.</i>	These comments have been noted. Respondent is supportive of proposed changes outlined in Structure Plan.	No changes / revisions required.
28.	<i>I happily endorse the proposal to subdivide on the future residential area nominated as" area 8 within the growth directions plan at figure 12" Makes sense to subdivide to the south which is closer to the Town Centre than other areas to the north and east.- therefor walking distance to the shops and all the facilities that Maffra has to offer.- Easy access to public transport - bus. direct access to Sale-Maffra Rd for those who work in Sale. Close to Rail Trail .</i>	These comments have been noted. Respondent is supportive of proposed changes outlined in Structure Plan.	No changes / revisions required.
29.	<p>There is a housing shortage and a demand for more lots within Maffra. There is a reluctance of development within the current residential areas with only approx. 50% considering subdivision. In other areas which are zones for subdivision, there are existing drainage issues which will make it difficult for this land to be developed. The owner of this site is eager and able to progress development promptly with Council's support to alleviate the current shortage of lots.</p> <p>The zoning of [REDACTED] to RLZ schedule 5 (or LDRZ) will:</p> <ul style="list-style-type: none"> <li>• Provide a transition from residential to rural living</li> <li>• Provide a larger volume of lots</li> <li>• Provide a balance of LDRZ lots on each side of Maffra</li> <li>• Will not impact on any existing drainage issues</li> </ul> <p>The location of site is the logical extension of the Boisdale Street spine with the main access to the site being via Three Chain Road. Any major infrastructure or connectivity with the rest of Maffra can be provided via Three Chain Road and Boisdale Street (including bike paths).</p> <p>The layout for this site can provide connectivity with land to the north and provide a seamless transition to RLZ (schedule 2) and FZ. If this site is retained</p>	<p>Council acknowledges that there is a housing shortage and there is a demand for a diversity of lots within Maffra. The draft Maffra Structure Plan will ensure land supply is developed in a co-ordinated way with infrastructure and services, including unlocking land subject to drainage and other infrastructure constraints.</p> <p>The draft Maffra Structure Plan proposes to retain the zoning on the submitters land as Rural Living Zone, but recognise the potential for further intensification subject to further investigation.</p> <p>It should be noted that there are infrastructure constraints (i.e. potable water) for land north of Sandy Creek Road, so it is probable that on-site water supply via rainwater tanks would be required if reticulated services prove unviable.</p>	<p>Revise Figure 12 to highlight undeveloped land north of the cemetery (refer to Figure 12) as a potential area for further investigation for more intensive Rural Residential subdivision subject to detailed technical investigations.</p> <p>Amend Strategy GD9 to: <i>Encourage larger lots interfacing Sandy Creek Road (subject to investigation relating to infrastructure capacity) and Powerscourt Street to limit direct access and to achieve a sympathetic gateway arrival experience.</i></p>

Submission No / Name.	Summary of Key Matters/Issues Raised	Preliminary Officer Response	Changes/Revisions
	as RLZ (schedule 2) it will be a waste of valuable prime land and does not respond to the current need for lots in Maffra.		
30.	<ul style="list-style-type: none"> <li>Consideration of options (Greenfield) for the redevelopment of the Maffra District Hospital, including residential aged care and community rehabilitation. This is needed to support the identified significant growth which has been projected for population aged over 70 years. Currently the Hospital and aged care facility provide services that are increasingly important to meet the needs of the community.</li> <li>Work collaborative with Victorian Health Departments and advocate for funding to support the redevelopment of the existing Maffra District Hospital and Aged Care Facility.</li> <li>Consider upgrade to the parking along Alfred Street to meet the demands of the service.</li> <li>Review of pathways for the older community to travel independently from both Maffra and Stretton Park sites, including widening footpaths to allow for mobility scooters.</li> <li>Suggested area “suitable for Aged Care Facilities (fig 24)” should be widened to include the current existing services provided across Maffra District Hospital and Stretton Park.</li> <li>Review the zoning of the land in front of Stretton Park Residential Aged Care facility with the view to provide more affordable independent (retirement) living and residential aged care beds. This could include a community hub to support the access to medical, allied health and home care services.</li> <li>Increasing the depth of services CGHS can provide across Maffra will provide a more diverse employment options to encourage the “younger workforce demographics” to live and work in Maffra.</li> </ul>	<p>A key consideration for the Structure Plan is to plan for the increased ageing population and to ensure affordable housing, retirement living, access to health, cultural and social services are within proximity to the town centre precinct (refer to Strategies TC7 and TC8).</p> <p>Specifically, Strategy TC8 requires further analysis of the likely community facilities to support growth and development. As such the delivery of additional community services (this could include a community hub to support the access to medical, allied health and home care services) can be considered through the subdivision and development process or via processes outside the Structure Plan.</p> <p>The suggested area for “suitable for Aged Care Facilities” represents an 800m radius which allows a 20-minute journey walk from home to the town centre precinct and back again. Extending this area to capture the Maffra District Hospital and Stretton Park from the town centre would create a radius of approximately 2km.</p>	<p>Add Action in <i>Theme 4 – Tourism and Community Plan</i>: Investigate potential options for the redevelopment (Greenfield) of the Maffra District Hospital, including residential aged care and community rehabilitation (refer to Action 39 in the <i>Maffra Structure Plan 2022</i>).</p>
31.	<p><b>Access to Arterial Roads</b></p> <p>The Department of Transport (DoT) supports the proposed rezoning of land to support the growth of Maffra however we object to the number of proposed road connections to Arterial Roads.</p> <ul style="list-style-type: none"> <li>Clause 18.02-4S of the Wellington Planning Scheme requires ‘limited access points to high volume, high speed roads by utilising urban design techniques such as service roads and internal connector roads’. This proposal involves 7 new intersections in the 1.6km between Morrison Street and Brewers Hill Road. The Department, in consultation with Council, believe this could be reduced to 3. Two new intersections on the west side of Powerscourt Street (Maffra-Briagolong Road) between Merry Street and Sandy Creek Road and one new intersection on the east side of Powerscourt Street (Maffra-Briagolong Road) between Morrison Street and Brewers Hill Road (Nominally the existing Macalister Road easement). (Note: new road connections within current planning applications do count towards this requirement).</li> <li>Only one new intersection point on the western side of Powerscourt Road between Sandy Creek Road and McCubbins Road will also be considered.</li> </ul>	<p>These comments have been noted and are being further considered.</p> <p>The draft Maffra Structure Plan has been developed to manage growth, facilitate change and guide infrastructure provision (including key transport infrastructure) over the next 20 years. As such key connections and movement network for cars and trucks will be further considered via a Traffic Impact Assessment post the adoption of the Structure Plan to confirm transport infrastructure needs and upgrades particularly when key proponents submit proposals through the subdivision and development process (refer to A24 in the <i>Maffra Structure Plan 2022</i>).</p> <p>Theme 3 Actions (in particular A23 in the <i>Maffra Structure Plan 2022</i>) identifies Council and DoT to collaboratively work together to advocate the redirection of the potential Maffra Bypass to Sandy Creek Road and to investigate funding.</p> <p>In relation to the Retarding Basins Adjacent Arterial Roads, the proposed drainage and servicing strategy will undergo further review and DoT will be consulted throughout process to ensure the proposed water retention systems adjacent the Maffra-Briagolong Road (Powerscourt Street) will not impact detrimentally on the Arterial Road.</p>	<p>Amend Strategy A26 from the draft <i>Maffra Structure Plan</i> (now A28) to include flexible/ alternative transport services such as Community Transport: REVISED: <i>Advocate to DoT for the expansion of Maffra’s local and regional bus services, exploration of flexible/ alternative transport services such as Community Buses/ Transportation and upgrades to existing and proposed bus stops identified in Figure 21.</i></p> <p>Remove all references to ‘VicRoads’ or ‘PTV’ and amend to ‘Department of Transport’.</p>



Submission No / Name.	Summary of Key Matters/Issues Raised	Preliminary Officer Response	Changes/Revisions
	<ul style="list-style-type: none"> <li>Properties that are undeveloped that currently have residential driveway access to an Arterial Road should seek access to a Municipal Road if they are to be subdivided. An example would be 160-164 Powerscourt Street. These properties, if developed should derive access from Roberts Court. (Note: an extension of Roberts Court to intersect Powerscourt Street is not supported). The planning scheme may need to be amended to facilitate these developments. Existing single property driveway access to Powerscourt Street is acceptable.</li> </ul> <p><b><u>Alternate Freight Route Proposal</u></b>  The Department of Transport supports (in principle) the suggestion to divert freight traffic along Sandy Creek Road to improve the amenity within the Maffra. The roads making up this route are Municipal Roads under the management of Wellington Shire Council. Any funding required to upgrade these roads will come from Local Government initiatives or through DCP funding. Section 4.1.3 must be updated to reflect this.  Also, there appears to be numerous Road Zone Category 2 roads within Wellington Shire, perhaps a review of these roads should also be considered to ensure this zoning is appropriate given industry changes and current transport usage.</p> <p><b><u>Community Transport</u></b>  The Department of Transport understands the desire for improved access to Public Transport as identified in the Maffra Structure Plan and continues to work with local councils, bus operators and the local community to develop and review potential improvements to bus services within Maffra and Wellington Shire.  Alternatives to Public Transport do exist however and consideration should be made by the proposed Structure Plan to the types of trips desired by the Maffra community and perhaps flexible transport services such as Community Transport could meet the need.</p> <p><b><u>Retarding Basins Adjacent Arterial Roads</u></b>  The Department of Transport will require a report from a suitably qualified Geotechnical or Hydrological Engineer outlining the design and construction techniques to be utilised and ensuring the proposed water retention systems adjacent the Maffra-Briagolong Road (Powerscourt Street) will not impact detrimentally on the Arterial Road. The Department also requires that the design of the water retention system does not introduce an undue hazard to road users.</p> <p><b><u>Vegetation Adjacent Arterial Roads</u></b>  The Department of Transport supports creating attractive township arrival streetscapes and increasing the tree canopy coverage in Maffra however all proposals must be consistent with DoT Tree Planting Policies and developed in consultation with DoT, at no cost to the Department.</p> <p><b><u>Department of Transport (PTV and VicRoads)</u></b>  In 2019, VicRoads (including Regional Roads Victoria) and Public Transport Victoria (PTV) were brought together within the Department of Transport (DoT) to form a new integrated transport department. Any references to 'VicRoads' or 'PTV' within the Structure Plan should be amended to the Department of Transport.</p>	<p>The Structure plan will ensure increased of tree canopy coverage will be consistent with DoT Tree Planting Policies and developed in consultation with DoT.</p>	

Submission No / Name.	Summary of Key Matters/Issues Raised	Preliminary Officer Response	Changes/Revisions
32.	<ul style="list-style-type: none"> <li>We generally support the draft Maffra Structure Plan.</li> <li>We specifically support the nomination of the Future Residential Areas in Maffra South as per Figure 1 in the draft report.</li> <li>We are absolutely committed to working with Council to develop land within the Future Residential Area nominated as Area 8 within the Growth Directions Plan at Figure 12 of the draft report and would be seeking support from Council to do this as soon as possible based on critical supply shortages and a seemingly strong demand for residential blocks in Maffra.</li> <li>We do raise some concern with the proposed size and scale of the Wetland-Retarding Basin Number 07 as identified in the draft report and specifically addressed in the Alluvium Report prepared as part of the Structure Plan process but we also note that this is a draft and that alternate (smaller and/or integration of a new facility combined with and augmentation of other existing local infrastructure) solutions may be investigated and considered at the design stage of the land development process.</li> <li>As part of any rezoning/DP process we would look to engage Afflux or Water Technology to undertake a formal modelling process and we would look to work with Council, SRW, WGCMA and possibly even Alluvium to prove that Maffra South can 'work' without losing so much developable land. We would do this once we had a formal layout for a PPOS.</li> <li>Overall, we are very happy with the draft report and support Council and Mesh Consultants in wrapping it up ASAP so that Maffra can move forward quickly in accordance with it.</li> </ul>	<p>These comments have been noted. Respondent is supportive of proposed changes outlined in Structure Plan.</p> <p>The <i>Maffra Drainage and Integrated Water Management Strategy</i> (Alluvium, 2020) and <i>65 Maffra-Sale Road Stormwater Management Strategy</i> (Alluvium, 2021) provides a drainage strategy to identify stormwater quality and flow management asset requirements and help with future planning for the site. The report highlights several next steps and recommendations for progressing the drainage assessment within the Structure Plan area including (refer to page 27 of the <i>Maffra Drainage and Integrated Water Management Strategy</i> Report (Alluvium, 2020):</p> <ul style="list-style-type: none"> <li>Functional design of proposed flood mitigation and stormwater quality assets following any land rezoning.</li> <li>The staging of development will need to be confirmed to identify and further develop the assets required with the associated development.</li> <li>Consultation with SRW in regard to any additional infrastructure under the Main Eastern Channel.</li> </ul> <p>The proposed size and scale of the Wetland-Retarding Basin Number 06 is conceptual and will require further, more detailed investigation prior to any rezoning and development (refer to Actions A2, A3, A4 and A5 of the <i>Maffra Structure Plan 2022</i>).</p>	<p>Amend Structure Plan to include the following strategy: <i>Drainage to be generally in accordance with Maffra Drainage and Integrated Water Management Strategy</i> (Alluvium, 2020) and <i>65 Maffra-Sale Road Stormwater Management Strategy</i> (Alluvium, 2021) or as otherwise approved by Council (refer to Strategy DI7 in the <i>Maffra Structure Plan 2022</i>).</p>
33.	<p><i>To: The Planning Team: Maffra Infrastructure Plan</i></p> <p><i>Firstly, I would like to commend the team for the preparation of the draft Maffra structure plan. I welcome the opportunity to comment, and to forward my personal recommendations.</i></p> <p><i>Most will agree, preserving productive agricultural land is very important. In that respect, expansion and encroachment ought to be curtailed. Well-defined town boundaries must be maintained.</i></p> <p><i>Naturally, Council must serve many masters when deciding on a structure plan. The overall preservation of the town is paramount. Currently, there are several vacant shopfronts in the main street. The town itself is expanding northward, with its centre of gravity shifting north. Creating a second centre to the north of the main centre, would be a tragedy. It is therefore very important to ensure that the current centre is well supported. It would make sense to encourage residential development over the top of the existing commercial properties. This will provide customers for the businesses, and it will militate against the need to open up more land for development. In order to accommodate sufficient numbers of residence, height limits must be raised. Developers will only develop accommodation if they are able to make sufficient profit from the development. I suggest permitting four storey office and accommodation developments in the main street of Maffra would be a good first step.</i></p>	<ul style="list-style-type: none"> <li>The draft Maffra Structure Plan places a clear emphasis on the importance of Maffra's agricultural land through a range of mapping annotations, objectives and strategies. Maffra is a key agricultural hub in Gippsland. <i>Figure 1: The Draft Plan</i> outlines a well defined Township Boundary to enable the protection of this important agricultural land. This is to ensure that the township remains as a key agricultural hub, and that valuable agricultural land is protected from residential land use encroachment.</li> <li>The draft Maffra Structure Plan makes reference to a potential 'community node' to support the northern growth area, to potentially be located just to the south of Sandy Creek Road. This would be a small community hub, likely comprising a limited number of facilities. The draft Maffra Structure Plan aims to '...Reinforce Johnson Street as the 'Cultural Heart' of Maffra...' (ref. OB7), with the northern 'community node' to provide some small additional services to the northern growth area. This is outlined in <i>Figure 23: Theme 4 – Economic Development &amp; Employment Plan</i> which says 'Investigate Secondary Local Community Node to facilitate Northern Growth'.</li> <li>The draft Maffra Structure Plan understands the importance of the Maffra town centre. Objective OB15 aims 'To define and grow the town centre of Maffra to support a diverse range of Commercial and Retail Businesses'. This is supported by several Strategies.</li> </ul>	<p>No changes / revisions required.</p>

Submission No / Name.	Summary of Key Matters/Issues Raised	Preliminary Officer Response	Changes/Revisions
	<p><i>The industrial enterprises located between Johnson Street and the Macalister river ought to be encouraged to move to the industrial area. This area should be reserved for recreation (restaurants, entertainment) and townhouse accommodation.</i></p> <p><i>I am available to discuss the above.</i></p>	<ul style="list-style-type: none"><li>• The current Commercial 1 Zoning (C1Z) of large portions of Johnson Street allows for 'shop top' housing. More land needs to be opened up for residential development, as the current market has outlined that there is a shortage of residential lots in Maffra (at a range of sizes).</li><li>• To support a diverse range of businesses the Maffra Structure Plan outlines Objectives, Strategies and Actions that continue to support current land uses in the Johnson Street area by encouraging future expansion of commercial and retail uses within the Town centre precinct (to the south of Johnson Street and within Little Johnson Street), with a key emphasis on future built form providing activation to 'The Island Reserve'.</li><li>• <i>Figure 27: Proposed Zoning Plan</i> proposes to rezone some of the land to the north of Station Street and south of Johnson Street from the Industrial Zone 1 (IN1Z) to the Commercial Zone 2 (C2Z) to provide a transition between the current Commercial 1 Zone (C1Z) along Johnson Street and the Industrial 1 Zone to the north and south of Station Street. The Commercial 2 Zone (C2Z) will encourage commercial areas for offices, other retail uses, and associated businesses and commercial services, providing a buffer between the existing C1Z and IN1Z.</li></ul>	

# MAFFRA STRUCTURE PLAN

APRIL 2022



mesh



PREPARED BY MESH ON BEHALF OF WELLINGTON SHIRE COUNCIL

MAFFRA

## STRUCTURE PLAN

APRIL 2022

**Thank you!**

To the Maffra community,  
key agencies and  
stakeholders for your  
thoughts, vision and input.

## TRADITIONAL OWNER ACKNOWLEDGEMENT

Wellington Shire Council acknowledges the Gunaikurnai People as the traditional owners of the land that is now Wellington Shire.



WELLINGTON  
SHIRE COUNCIL

PREPARED BY MESH ON BEHALF OF WELLINGTON SHIRE COUNCIL

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# EXECUTIVE SUMMARY

The *Maffra Structure Plan* (the Plan) has been developed to manage growth, facilitate change, and guide infrastructure provision in Maffra over the next 20 years. It is the first major strategic direction for Maffra since the *Wellington Residential & Rural Residential Strategy – Maffra & Environs* was adopted in July 2003. Since that time there has been considerable changes in Maffra, and several key policies introduced, which further triggers a need to prepare this Plan for a growing town.

The vision for the town to 2042 is for:

*Maffra to be a vibrant and growing township with a 'small country town feel', by **directing and unlocking growth** to provide people with a range of living opportunities.*

*Growing neighbourhoods will reinforce **Maffra's identity and character** as an enduring agricultural town, celebrating its rich cultural history recognised through its buildings, tree lined boulevards and the 'Green Spine' along Boisdale Street.*

*Maffra will have **meaningful and safe connections** that encourage walking and cycling for people of all abilities from the Macalister River into Boisdale Street 'Green Spine' and through to existing open spaces.*

*Maffra will be **a self-sustaining town** as a leader in agribusiness, food production and environmental sustainability, providing its community with more places to work and meeting their day to day needs through the vibrant town centre precinct and industrial areas.*

The Plan focuses on four key themes which have been refined from the strategic direction themes identified in the *Maffra Structure Plan – Discussion Paper & Emerging Directions* (March 2021).

The Plan provides clear guidance to the community and all stakeholders involved in the development process as set out in the Structure Plan actions, and identification of key infrastructure projects and funding. Successful implementation of the Plan will require strong commitment from Council and clear guidance to the community and all stakeholders involved to realise the vision for Maffra.

The four key Themes of the Plan are:



THEME 1

## Directing & Unlocking Growth

New residential, commercial and industrial areas will be **directed and unlocked** through proactive delivery of infrastructure and services, and more opportunities for sensitive infill development will be encouraged in Maffra's attractive, and well-serviced existing residential neighbourhoods. The Plan has adopted the *Maffra Drainage and Integrated Water Management Strategy* (Alluvium, 2020) and *65 Maffra–Sale Road Stormwater Management Strategy* (Alluvium, 2021) and provides direction to the future drainage and service provision required to unlock residential growth within key growth precincts.



THEME 2

## Maffra's Identity & Character

Growth, development, and public realm improvements will **reinforce Maffra's identity and character** as an agricultural town, with a rich cultural and settlement history and a 'small country town feel'. The Plan seeks to protect Maffra's valued character, and ensure new growth areas reflect the positive elements of the established areas, particularly the wide, tree lined streets. The town centre (within the south-eastern area) will be Maffra's primary meeting place and will create new opportunities within the northern growth area to deliver walkable open space to future communities.



THEME 3

## Meaningful & Safe connections

Maffra will have **meaningful and safe connections** that encourage walking and cycling for people of all abilities. New footpaths, cycling routes, and roads and intersection upgrades will safely connect people to open spaces, facilities and key destinations. The Plan will utilise the opportunity to redirect the heavy vehicle bypass route further north along Sandy Creek Road to improve the amenity and safety of its existing and future neighbourhoods.

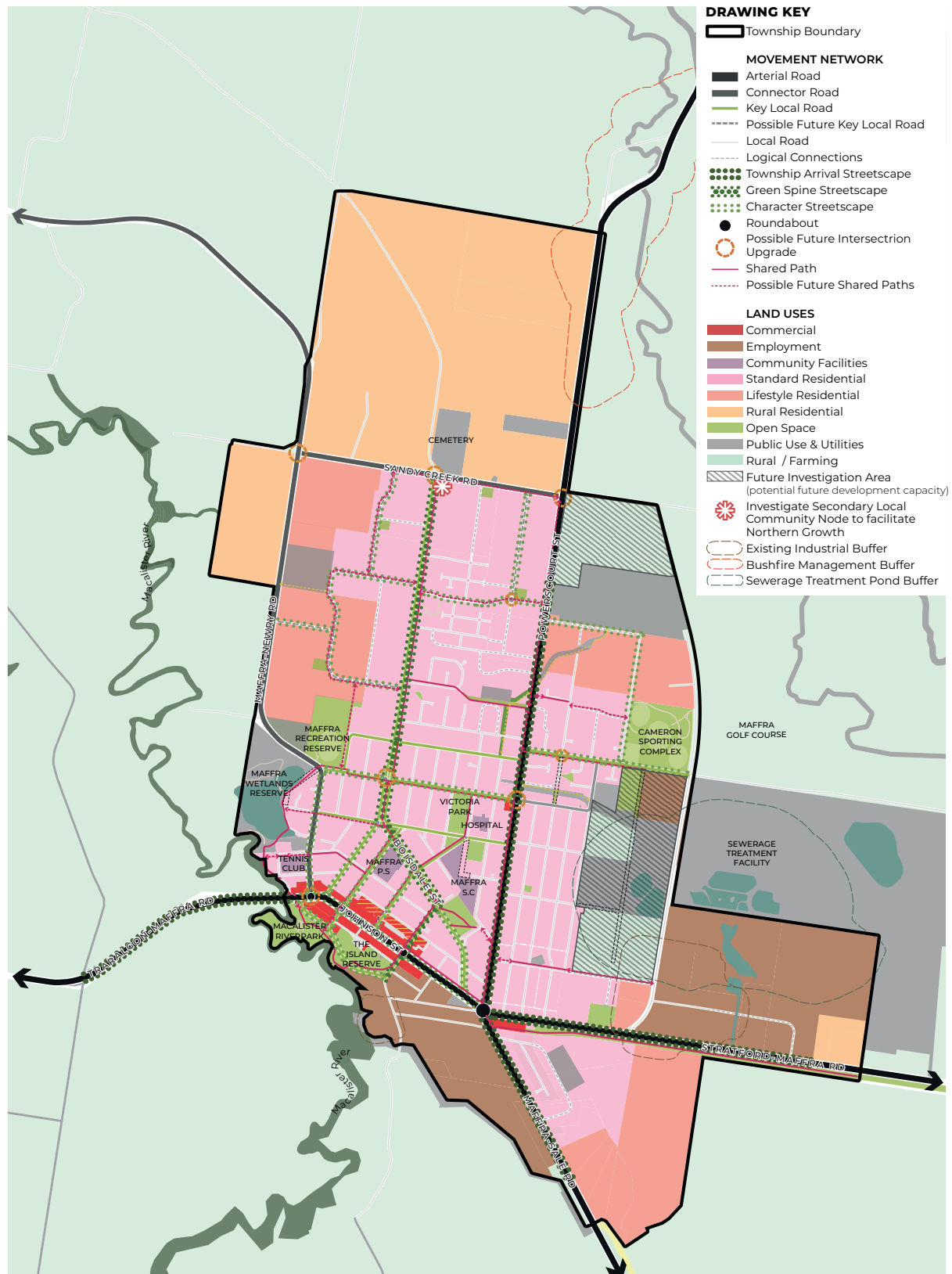


THEME 4

## A self-sustaining town

Maffra will be **a self-sustaining town** as a leader in agribusiness, food production and environmental sustainability, providing its community with more places to work and meeting their day-to-day needs. The Plan will reinforce and strengthen its role as an agricultural hub by providing more opportunities for big businesses to locate within Maffra's industrial precincts. Johnson Street and surrounding streets will encourage a vibrant mix of activity and provide greater activation to Macalister Riverpark and The Island Reserve. The Plan will encourage implementation of best practice sustainability measures to ensure new developments in Maffra are ready and protected from future climate conditions. Streets and public spaces throughout Maffra will contribute to greener and cooler neighbourhoods through greater planting of canopy trees, and improved stormwater re-use and harvesting.

Figure 1. Maffra Structure Plan





## PART 1. INTRODUCTION & PURPOSE

The *Maffra Structure Plan* (the Plan) seeks to harness growth opportunities by strategically guiding and supporting appropriate development for the overall benefit and liveability of Maffra.

*Part One – Introduction & Purpose* provides the purpose of the Plan, outlines the study area and existing context, identifies the Vision, the key drivers influencing Maffra, the process undertaken to prepare it and how the Plan is structured.

### 1.1 OVERVIEW

Maffra is widely known as a family orientated town with a vibrant and active community that offers easy access to a range of high-quality services, schools and recreation facilities.

The town has a thriving agribusiness and industrial base that provides quality produce and services to the region and offers local employment opportunities.

However, over recent years there has been an increasing demand for residential growth within Maffra, people are being drawn to the relaxed rural lifestyle, the high-quality open spaces, the charm of the main street and neighbourhoods and the proximity to services and local employment opportunities in Sale and other Latrobe regional hubs. While there appears at first to be ample zoned land supply to support this demand, drainage issues and development costs have presented challenges, resulting in a current shortage of residential land available to the market.

In response to demand for growth within Maffra, this Plan will capitalise on the town's competitive advantages and the benefits that growth can bring, to develop a positive long-term vision that reinforces Maffra's role as a desirable lifestyle location.

Maffra now needs to urgently respond to this land supply challenge by unlocking more opportunities and capitalise on a growing demand.

*Residential Property in Maffra*



## 1.2 PURPOSE

The central objective of the Plan is to ensure that the growth of Maffra is responsive to projected demands, identified community aspirations and makes a positive contribution to Maffra and the community.

The Plan will provide certainty and guidance with the form of staging of growth and development outcomes, and will be used:

- ✓ To define and strengthen Maffra's role within the Wellington Shire and Latrobe Valley;
- ✓ To identify, protect and enhance the features that makes Maffra special;
- ✓ To identify preconditions that will need to be satisfied before growth can occur – specifically, to ensure that growth is serviced by appropriate and timely infrastructure provision;
- ✓ To guide investment and funding decisions, both by government (including Council) and private industry, particularly in relation to servicing needs to unlock areas suitable for residential development; and
- ✓ To guide future plans, policies and decision-making by Council.

This Plan provides a spatial framework supported by a series of objectives, strategies and implementable actions to guide future land uses, infrastructure, built form and public open space over the next 20 years.

## 1.3 THE PROCESS

The Plan has been prepared by Wellington Shire Council and Mesh Planning.

With inputs from:

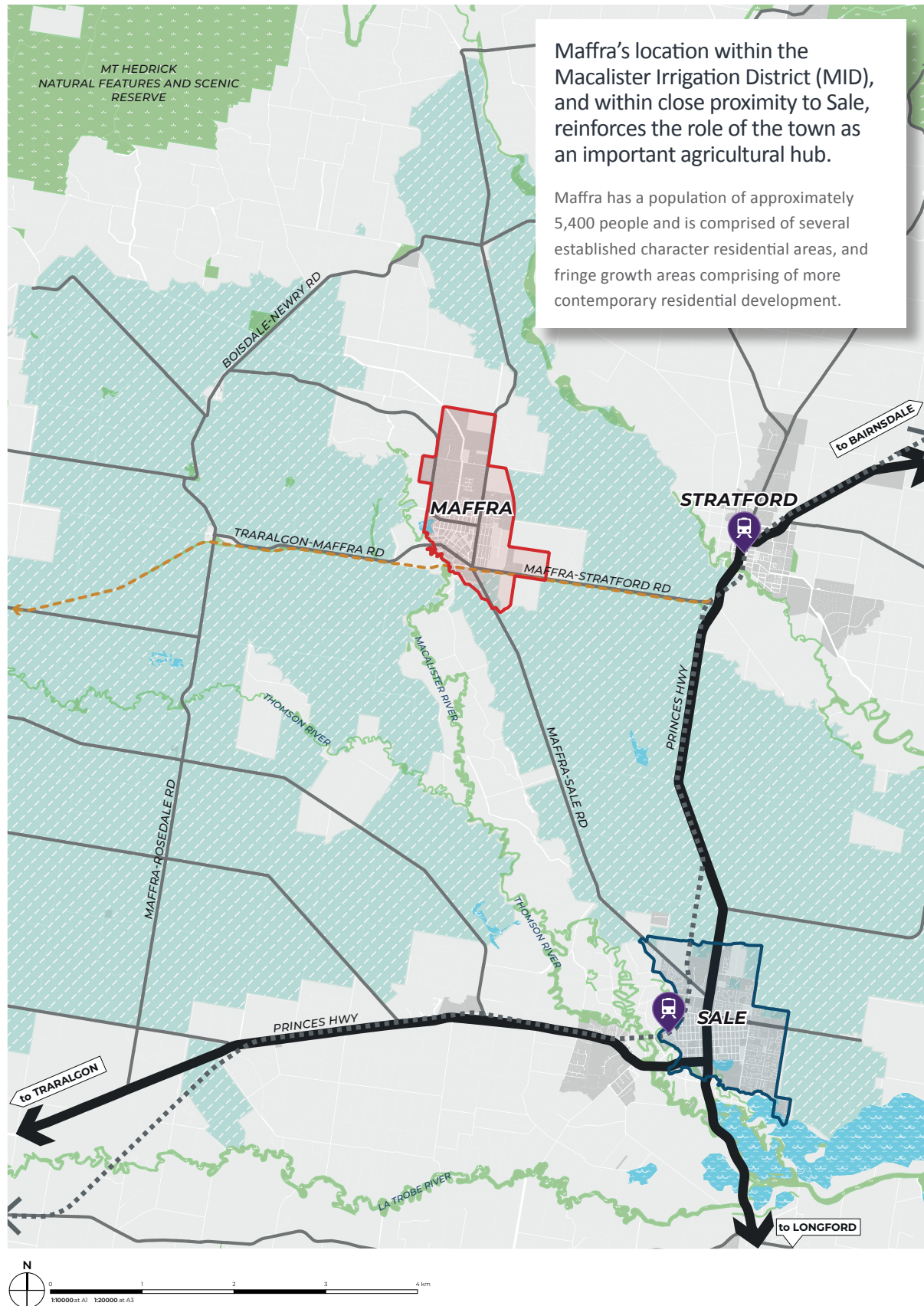
- Alluvium (Drainage);
- Spatial Economics (Residential Land Supply & Demand); and
- One Mile Grid (Transport).

This has been done in four stages as follows:

*Maffra Structure Plan Process*



Figure 2. Maffra Structure Plan Context Plan





## 1.4 HOW TO READ THE PLAN

Supporting the vision for Maffra is a number of themes containing objectives and strategies relating to unlocking and directing growth, open space, recreation, streetscape improvements, transport and movement and sustainability.

The Plan includes an outline for implementing the identified key actions for each theme, a timeframe for completion and who will be responsible for completing the actions.

As set out below, this Plan is organised into four (4) parts:

### PART 1. INTRODUCTION & PURPOSE

Outlines the vision for Maffra and purpose of the Plan, and an overview of the Plan Area.

### PART 2. INFLUENCES

Sets out the key factors (spatial, community and policy) that have influenced how Maffra has grown to date, and issues and opportunities that shape how Maffra has been identified to grow and develop in the future.

### PART 3. A PLAN FOR MAFFRA

Contains four (4) key themes guiding future planning and development within Maffra. Each theme comprises objectives, strategies and actions that set out the strategic approach to future development in Maffra.

### PART 4. NEXT STEPS & IMPLEMENTATION

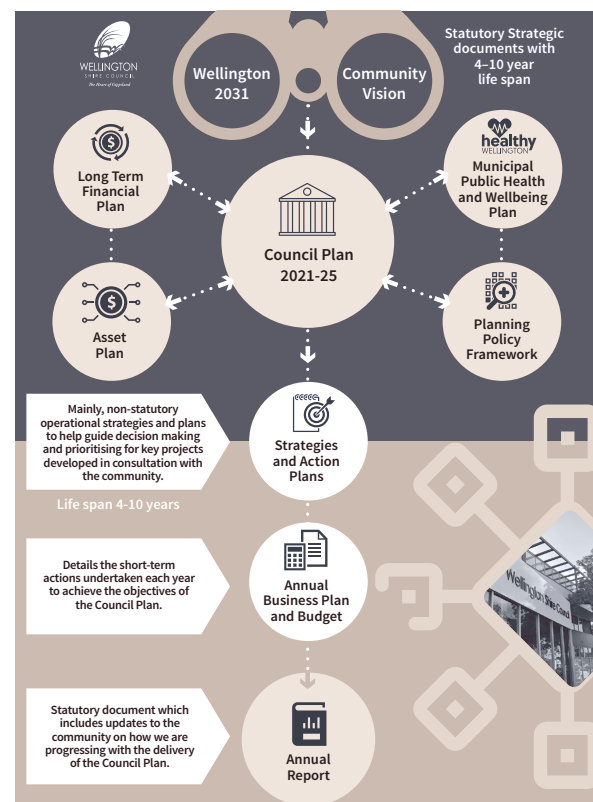
Collates and summarises the implementable actions for coordinated delivery of the four (4) themes across the Plan area.

## 1.5 WELLINGTON SHIRE COUNCIL'S PLANNING FRAMEWORK

The Plan sits under the Wellington Shire Council Plan and guides decision-making, particularly in terms of proposed rezonings within growth precincts and drainage staging (refer to Figure 13), in-so-far as it relates to the Wellington Planning Scheme.

Each of the four themes has a set of strategies and objectives, which have a number of actions for Council. These are dependent upon being resourced either in terms of staffing or capital commitment e.g. drainage upgrades. The review of the Council Plan occurs every four years and budgets are set annually. Resourcing for these actions have to be committed to through both processes.

Figure 3: Wellington Shire Council's Planning Framework



## 1.6 KEY DRIVERS FOR CHANGE

In 2003 the *Wellington Residential & Rural Residential Strategy – Maffra & Environs* was adopted and identified key issues and actions to guide Maffra's growth.

Many of these issues remain today. In the meantime, Maffra has continued to grow, mounting more pressure on housing choice and working opportunities for growing families and new residents. The key issues and recent changes this new Plan now seeks to guide include the following:

### Unlocking Zoned Residential Land

Over recent years there has been a **growing demand** for residential land within Maffra. Despite the appearance of sufficient residential zoned land, significant drainage issues and development costs have stifled new residential development and land release opportunities. This situation has resulted in a current shortage of residential land available to the market. Unlocking zoned residential land is an urgent priority for the municipality.

### Capturing Regional Growth & Changing Trends

There is growing evidence that people are increasingly moving to regional areas for reasons such as housing affordability, greater flexibility of working arrangements (**i.e. more people working from home**), as a **lifestyle option**, or simply returning from the cities to where they grew up. This Plan seeks to ensure Maffra is well placed to capture this growth.

### Reinforcing Maffra's Role & Identity

Council has recognised the importance of strengthening Maffra's role within the Wellington Shire and Latrobe Valley and want to ensure growth contributes positively to the historical role and identity of the town.

### Recent undesirable development outcomes

Recent estate developments in Maffra's growth areas have produced mixed outcomes. There are examples of reduced connectivity for pedestrians and vehicles, poor integration with adjacent developments, little to no provision of canopy street trees, and housing types that do not necessarily reflect the rural character and 'small country town feel' of Maffra. Guidance for new residential growth is needed to ensure the important attributes of Maffra are retained and good design outcomes can be achieved through future developments.

### Entice more people to visit, or live in Maffra

Although there is a trend in rural towns towards an ageing population, in the context of Wellington Shire, Maffra had a slightly higher proportion of the 'young workforce' (aged between 25 to 34) many of whom will likely be seeking entry into the housing market. The needs of the young workforce demographic as well as the ageing population should be supported through diverse employment options, variety of housing types, a range of recreation options, improvements to commuting options (i.e. active and public transport routes) and lifestyle opportunities (i.e. a range of social and retail services and facilities).

### Develop a sustainable and liveable community

Council has undertaken several policy changes relating to the environment and sustainability, most recently adopting the Sustainability Strategy 2020–24. This strategy outlines commitment to several initiatives, including targeting a 30% canopy cover within township boundaries, and building awareness in communities on the impacts of climate change. Maffra will need to be more resilient to these impacts, and its streets and buildings can play a key role in cooling neighbourhoods and harvesting stormwater.

#### growing demand

*Maffra has limited housing choice, which is reflected in its relatively low population growth compared to other Shire towns, demonstrated by the recent trend of Maffra residents moving to Stratford to build a house. A way to ensure housing choice is to 'overzone' residential land so Maffra can grow sustainably and become developable.*

#### more people working from home

*The impacts of the COVID-19 pandemic have changed the way we can work and interact – you can live away from where you work, making the high quality lifestyle of a regional town an attractive alternative.*

#### lifestyle option

*More people are seeking wide open spaces, cleaner air and less hustle and bustle!*

## 1.7 A VISION FOR MAFFRA

THE VISION FOR MAFFRA TO 2042 IS FOR:

*Maffra to be a vibrant and growing township with a 'small country town feel', by **directing and unlocking growth** to provide people with a range of living opportunities.*

*Growing neighbourhoods will reinforce **Maffra's identity and character** as an enduring agricultural town, celebrating its rich cultural history recognised through its buildings, tree lined boulevards and the 'Green Spine' along Boisdale Street.*

*Maffra will have **meaningful and safe connections** that encourage walking and cycling for people of all abilities from the Macalister River into Boisdale Street 'Green Spine' and through to existing open spaces.*

*Maffra will be **a self-sustaining town** as a leader in agribusiness, food production and environmental sustainability, providing its community with more places to work and meeting their day to day needs through the vibrant town centre precinct and industrial areas.*



### How will Maffra's township grow?

By directing residential development to northern and southern growth areas where it will be supported by the staged delivery of essential infrastructure.



### How will Maffra reinforce its identity and character?

By celebrating traditional owners, its rich agricultural past, and the 'small country town feel' through its heritage sites, public realm, streetscapes and carried through to new development.



### How will Maffra be connected and safe?

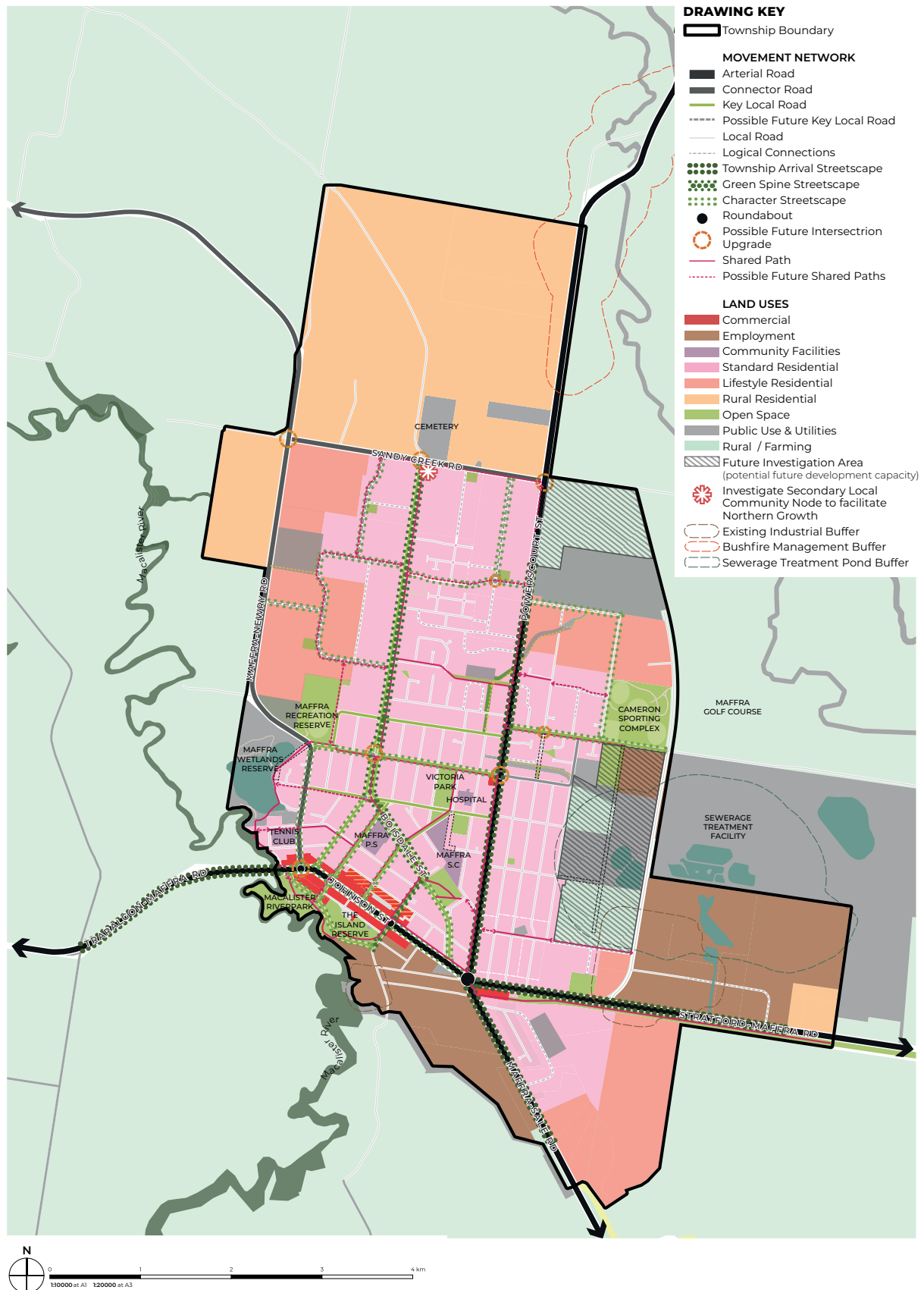
By establishing roads, footpaths and cycling routes in a meaningful way that connects people to open spaces, facilities, and key destinations



### How will Maffra be self-sustaining?

By attracting more employment opportunities and investment within Johnson Street and surrounds, promoting key attractions, and fostering new sustainable initiatives.

Figure 4. Maffra Structure Plan





## PART 2. INFLUENCES

### 2.0 OVERVIEW

The key influences shaping Maffra today, and that drive how Maffra may change in the future are:



Spatial influences

How the town has grown over time and responded to its physical conditions, and where there are opportunities or constraints on growth in the future.



Community influences

The existing community profile, how it is expected to change over time, and the community's aspirations for the future.



Policy influences

The current planning and policy conditions that shape what types of use and development can occur in Maffra, and where there may be opportunities to amend policy to support the vision for Maffra

Collectively, these influences shape the opportunities and constraints Maffra presents, and provide the context for the Maffra vision, and the objectives and strategies in this Plan.

## 2.1 SPATIAL INFLUENCES

### 2.1.1. STRUCTURAL ELEMENTS

The Macalister River and its floodplain presents a structural boundary to the western and southern parts of town. To the east, flooding issues and the Macalister Irrigation District (MID) present a limit to growth. As a result, new residential areas have expanded to the north.

Johnson Street is main arterial road through the town serving a dual role. It supports freight and primary traffic movements, but is also a key destination, comprising much of the town's retail and commercial focussed activity. McLean Street (north of Johnson Street) also carries freight movements. There is opportunity for this heavy vehicle bypass route to be shifted further north to the future urban edge (i.e. along Powerscourt Street to Sandy Creek Road).

Powerscourt Street is another main arterial road that creates conflict with access to future residential development and acts as a barrier to east–west connectivity, particularly to the north of George Street.

Maffra has a number of existing green corridors and open spaces. These are focussed around the Macalister River (including Gippsland Rail Trail), Maffra Wetlands & Recreation Reserve and along Boisdale Street. Victoria Park being central to the township, is a key District Open Space and within 1km accessibility to the majority of the surrounding residential areas.

A key feature of Maffra is Boisdale Street, which provides a north–south 'Green Spine' through the township, connecting more established neighbourhoods with the newer neighbourhoods to the north of town.

### 2.1.2. INTERFACES

The **Macalister River and its floodplain** and the **Macalister Irrigation District (MID)** are sensitive interfaces, that require careful consideration.

Planning for future residential growth in Maffra should have regard to possible impacts on valuable agricultural land. Rural and agricultural land surrounds the township, particularly to the north and south–east of the township. These areas are of significant agricultural value and should be protected.

Maffra–Briagolong Road on the eastern edge of the township comprises of dense roadside vegetation which adds to the local rural character of Maffra and provides some habitat values. Any future development around this interface should attempt to protect and incorporate this vegetation.



*Maffra Cameron Sporting Complex*

### 2.1.3. PRECINCTS

As Maffra has grown over time, distinctive character precincts have emerged. In total there are 7 distinct precincts.

- Precinct 1  Town Centre
- Precinct 2  Residential Character
- Precinct 3  Established Residential
- Precinct 4  Residential Growth
- Precinct 5  Lifestyle Residential
- Precinct 6  Industrial
- Precinct 7  Employment

Maffra is structured around the **Town Centre**, the ‘cultural heart’ for the community, and follows the alignment of the original railway that once serviced the town and its sugar beet industry. The town centre displays a traditional grid form, running perpendicular to the Macalister River, with its central corridor of Johnson Street being the primary focus for commercial, retail, hospitality, and civic uses. Although the town centre is located adjacent to the Macalister River, it is structured in a way that has effectively ‘turned it’s back’ on the river.

Maffra’s first industries established themselves within the **employment** area, making use of close proximity to the railway, the Macalister River and early access tracks. Significant agriculture and food production business helped establish Maffra as a key agricultural hub in Gippsland.

As Maffra’s industries grew, so did the **residential character** precinct. Located immediately adjacent to the town centre and key employers it is characterised by mature canopy trees, wide street reserves with little to no street kerbs, and a high concentration of early period buildings. It makes a significant contribution to Maffra’s character today and reflects its early beginnings as a pastoral agriculture settlement.

As Maffra’s population grew, the **established residential** precinct provided housing opportunities to the north of the centre of town. Key character elements seen in the Residential Character precinct, such as expansive roads flanked by period homes, are present, however, there are fewer large canopy trees, lending to a different character. Some growth has also occurred to the south-east of Maffra, opening a new growth front close to the town centre. A ridgeline to the south-east provides a natural boundary containing further expansion into high quality agricultural land.

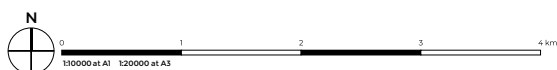
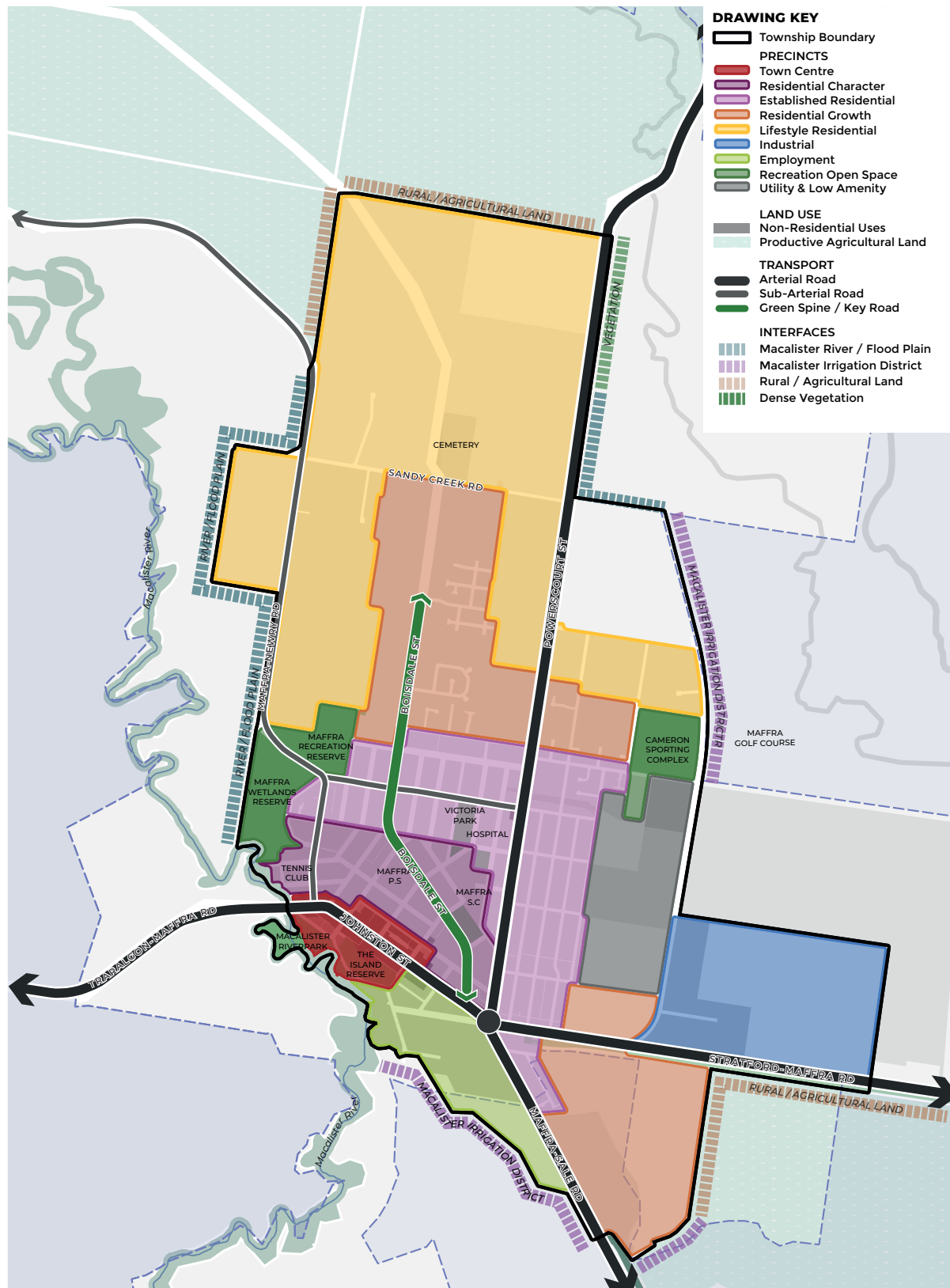
The **residential growth** area comprises of modern urban development and builds off the grid layout established to the south of George Street. New residential developments north of George Street have occurred in a piecemeal manner resulting in several cul-de-sacs with limited and inconsistent use of canopy street trees. Many areas within this precinct are not suitable for redevelopment without resolving drainage issues. This is also the case for residential growth areas to the east of Powerscourt Street.

Historically the industrial areas of Maffra have been located closest to the railway within the south-eastern area, with some of the most significant businesses, such as Saputo (former Murray Goulburn Cooperative) located here. This establishes this area as the key employment and industrial precinct for Maffra, within close proximity to the town centre itself and readily accessible from key arterial roads and freight routes.

Maffra is surrounded by well established agricultural land, some of which is protected under the MID. The **lifestyle residential** precinct provides a transition from urban areas to agricultural uses. Larger lot sizes seek to provide an alternative lifestyle for Maffra’s residents and provide a buffer to protect surrounding agricultural land from urban development. These areas are now the primary focus for future growth for Maffra, given the township’s constraints at other interfaces.



Figure 5. Township Structure with Precincts



## 2.2 COMMUNITY INFLUENCES

### 2.2.1. COMMUNITY PROFILE

Population and demographic projections are based on the report *Residential Land Supply & Demand Assessment, Maffra* prepared by Spatial Economics (October 2020) and the *Victoria in Future Population Projections 2016 to 2036* for Maffra Statistical Area Level 2 (SA2)<sup>3</sup>.

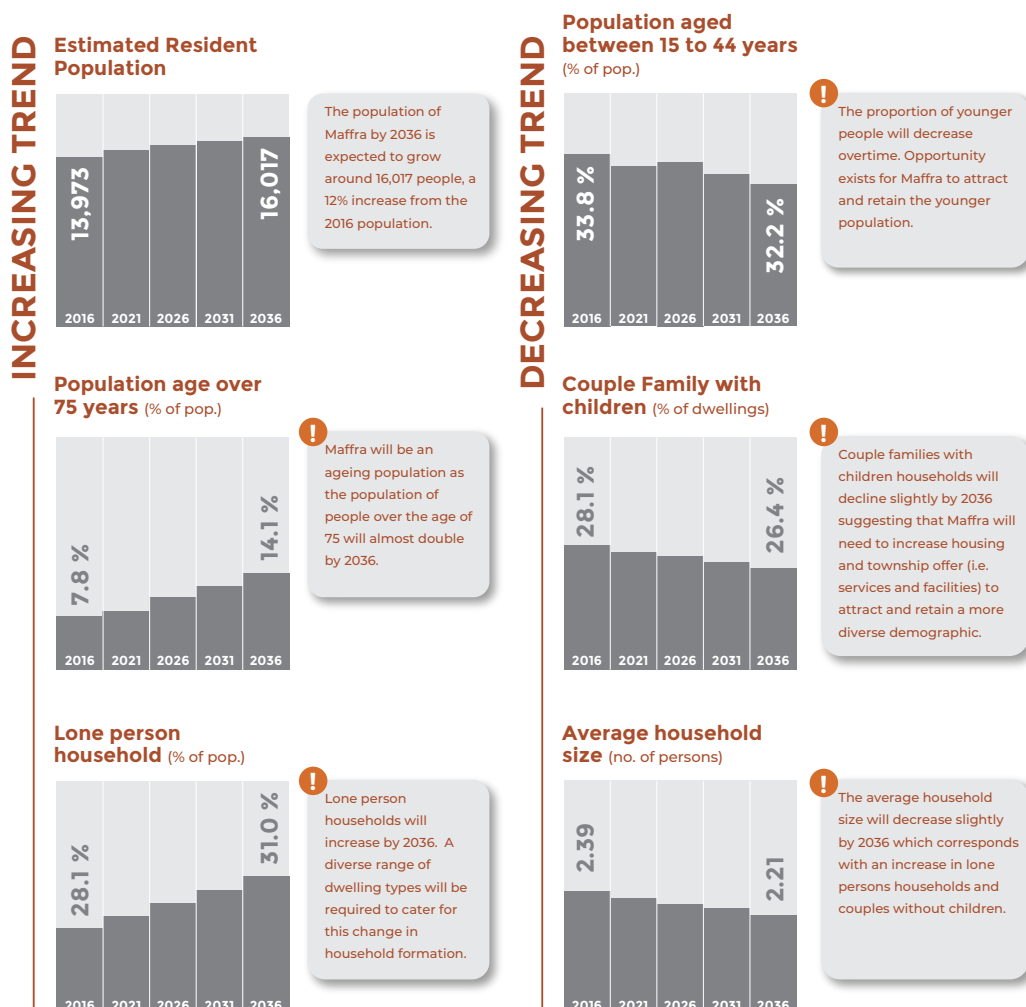
The estimated projections below provide an indication of the current and likely housing needs and necessary services and infrastructure improvements associated with future growth. This includes the consideration of population characteristics, household size and dwelling structure.

The key findings and projections can be summarised in the Figure 6 below.

Whilst the Wellington Shire experienced moderate growth in the last decade, it is Maffra and Sale that continue to experience the strongest population and housing growth (*Spatial Economics*).

The estimated population growth suggests an ongoing need to consider housing, services and facilities that can cater for a diverse age demographic (i.e. young and mature families) and an increasing need to cater for an ageing population to enable people to age-in-place.

Figure 6. Demographics and Population Projections



<sup>3</sup> It is important to note that the extent of the Maffra SA2 area is larger than the Township Boundary area.



## 2.2.2. COMMUNITY ASPIRATIONS

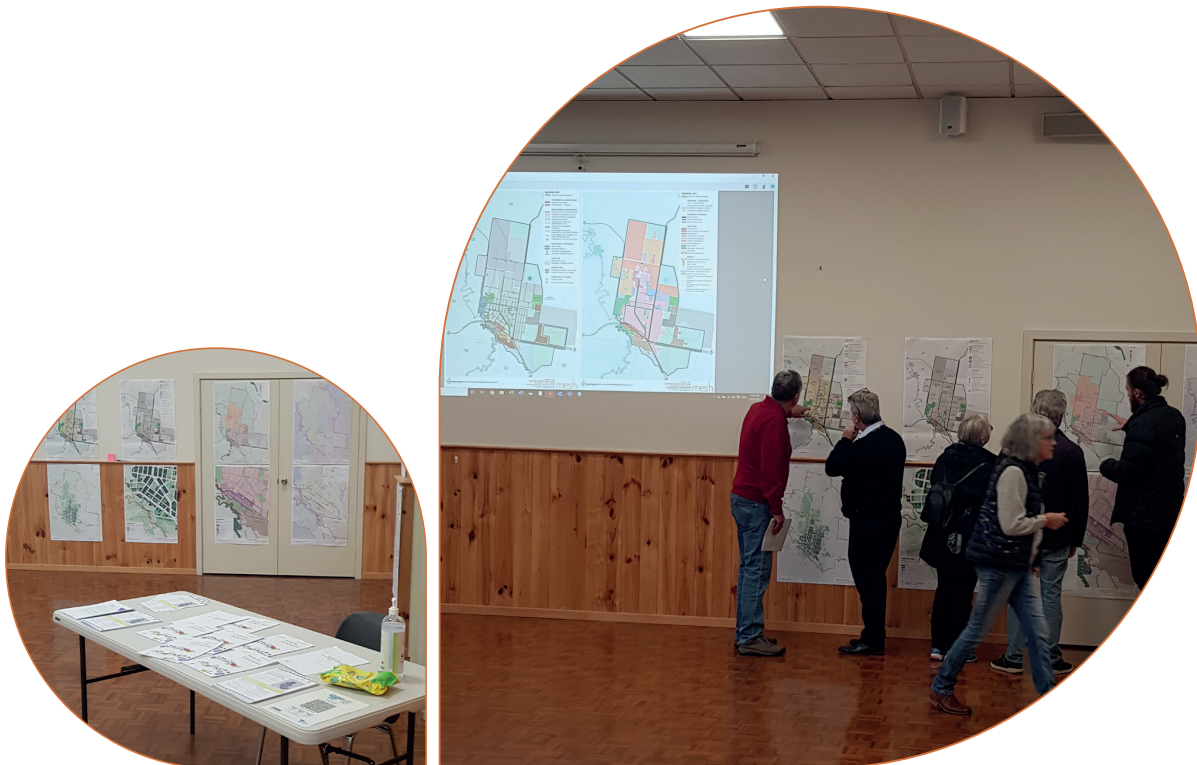
During community consultation on the *Maffra Structure Plan – Discussion Paper & Emerging Directions* (March 2021) (refer to *Appendix 3* for further information), the community and stakeholders provided feedback that generally outlined the following directions and issues that the Plan will seek to guide and resolve:

- Maffra should remain as a friendly small country town with a strong sense of community and ‘small country town feel’ – to continue to be a great place to live, grow up in and raise a family.
- There is an immediate need for more land development for housing and affordable living, and increased housing choice to allow residents to ‘age in place’.
- Support for new development to be sustainable, to include wide roads, to incorporate extensive tree and other vegetation, to use water capture for local spaces, and to reinforce the identity and character of Maffra as a rural township.
- Demand for easy access to services and local amenities i.e. medical and allied health, recreational facilities, sporting clubs, walking areas, open spaces and parks.
- Desire for improved walking paths/trails, better public transport options and parks within Maffra, particularly on the north side of town.

A detailed summary of responses is included at *Appendix 3* and the *Maffra Structure Plan – Discussion Paper & Emerging Directions* Flyer is included at *Appendix 4*.

### **‘age in place’**

*‘Age in place’ is to ensure the community can remain in Maffra as they get older, whether that requires people to downsize their home or seek supported care, as well as being able to continue to explore and enjoy Maffra’s diverse amenities and services.*



*Community Consultation (March 2021)*

## 2.3 POLICY INFLUENCES

This section summaries key strategic and statutory context that influences the directions of the Plan. An extensive review was undertaken of state and local policy, Wellington's Planning Scheme, and various strategies and plans. A comprehensive list of relevant literature is provided in *Appendix 1*.

### 2.3.1 STATE & LOCAL POLICY

Maffra is a key secondary centre (district service centre).

The *Gippsland Regional Plan (2015–2020)* acknowledges Maffra and Stratford as secondary centres (or 'district service centres'), with Sale being the regional centre.

Maffra is recognised as a food manufacturing hub and a key agriculture and horticulture town that is attractive to future residents.

The *Gippsland Regional Plan (2015–2020)* identifies Maffra as a food manufacturing hub that adds value to local agriculture products, and a key asset for horticulture and dairy products. The *Wellington Shire Rural Zones Review Vol 1 & 2 (2009)* recognised that Maffra is a key area of agricultural importance due to its ideal climatic conditions, generally reliable rainfall and soils, deregulation of the dairy industry and diversification opportunities.

There is a need to increase the supply of general residential, rural living and industrial zoned land and resolve infrastructure service delivery issues in order to realise development potential of key sites.

The *Residential and Rural Residential Strategy, Maffra & Environs District Report (2003)* and later reinforced through consultation with the local development industry, emphasised that a major proportion of the land in existing General Residential Zone areas is not suitable for short term development, without first resolving major flooding issues.

Limited infrastructure and services provision such as drainage and environmental impacts from flooding reduces opportunities to facilitate urban development.

As identified in *Clause 21.06 – Maffra Strategic Framework* of the Wellington Planning Scheme, flooding, rising water tables and salinity have caused increased difficulties and costs for residential and rural residential development in Maffra and there is an opportunity to invest in infrastructure to support economic development and population growth.

Improvements to residential amenity and key sites should be considered to increase marketability and demand for housing.

*The Economic Development Strategy (2016–2022)* highlighted key residential amenity improvement opportunities for Maffra including diverse and affordable housing, access to recreation and hospitality services, high speed broadband and investment into renewal of Johnson Street. Consultation revealed that Johnson Street is full of vitality and presents as one of the best main streets in Wellington Shire.

More open space, play spaces and pedestrian and cycle connections in the north and northeast areas of Maffra are needed.

*The Public Open Space Plan (2014–2024)* noted that there is a lack of local open space and play spaces in the north and northeast areas of Maffra, and a need for pedestrian paths to Victoria Park. Furthermore, Healthy Wellington 2021-2025 seeks to encourage active lifestyles for the community, by encouraging walkability and cycling within Wellington’s townships.

There is a need for housing diversity (and allotments sizes, from small lots to 0.4ha/1acre lots) and affordable housing for families and an ageing population, that capitalises on proximity to existing services, open space and recreation facilities.

*Council's Age Friendly Communities Strategy (2018–2022)* identified that significant growth is projected for families and the older population aged over 70 years, including within Maffra. This is likely to increase demand for affordable housing and retirement living, access to health and social services, access to leisure and cultural services; and increased transport options to key services.



## 2.3.2 ZONING

Planning zones (as illustrated in Figure 7) determine how land is currently used and developed throughout Maffra.

A significant proportion of Maffra's current residential zoned land faces various development and infrastructure constraints including lack of motivation by landowners to develop, low developer margins, industrial activities to the south, flooding and drainage issues and the various interfaces around Maffra (i.e. Macalister River, rural and agricultural land and the Macalister Irrigation District).

A summary of existing zones and the proposed strategic direction for each zone is outlined below.

### General Residential Zone (GRZ)

Towards the north of Johnson Street and Sandy Creek Road, land is predominantly in the General Residential Zone (GRZ) with some GRZ land already subject to development namely around Hillcrest Drive.

In terms of existing zoned residential lots, the report *Residential Land Supply & Demand Assessment, 2020* prepared by Spatial Economics estimated that (based on the identified supply and projected demand scenarios) there is sufficient land stock to satisfy between 7 to 10 years of demand across the Maffra Study Area.

A key direction of this Plan will be to predominately direct residential growth to the north and to the south-east area of Maffra to ensure growth is contained within the township boundary and enable development to be serviced by the required infrastructure.

### Low-Density Residential Zone (LDRZ)

There are also small pockets of Low-Density Residential Zone (LDRZ) with a minimum subdivision lot size of 0.4ha where not connected to reticulated sewerage, and down to 0.2ha where connected to reticulated sewerage.

The Plan will provide additional LDRZ land south of Sandy Creek Road, to the East of Maffra-Newry Road and to the east of Powerscourt Street.

### Rural Living Zone (RLZ)

The current minimum subdivision lot sizes for Rural Living Zone (RLZ) land range between 2ha and 4ha and focusses on delivering large lifestyle lots.

There appears to be ample supply of Rural Living Zoned land in Maffra and there is known development interest in rezoning existing RLZ land to accommodate general/low-density residential expansion particularly to the south of Sandy Creek Road.

### Farming Zone (FZ)

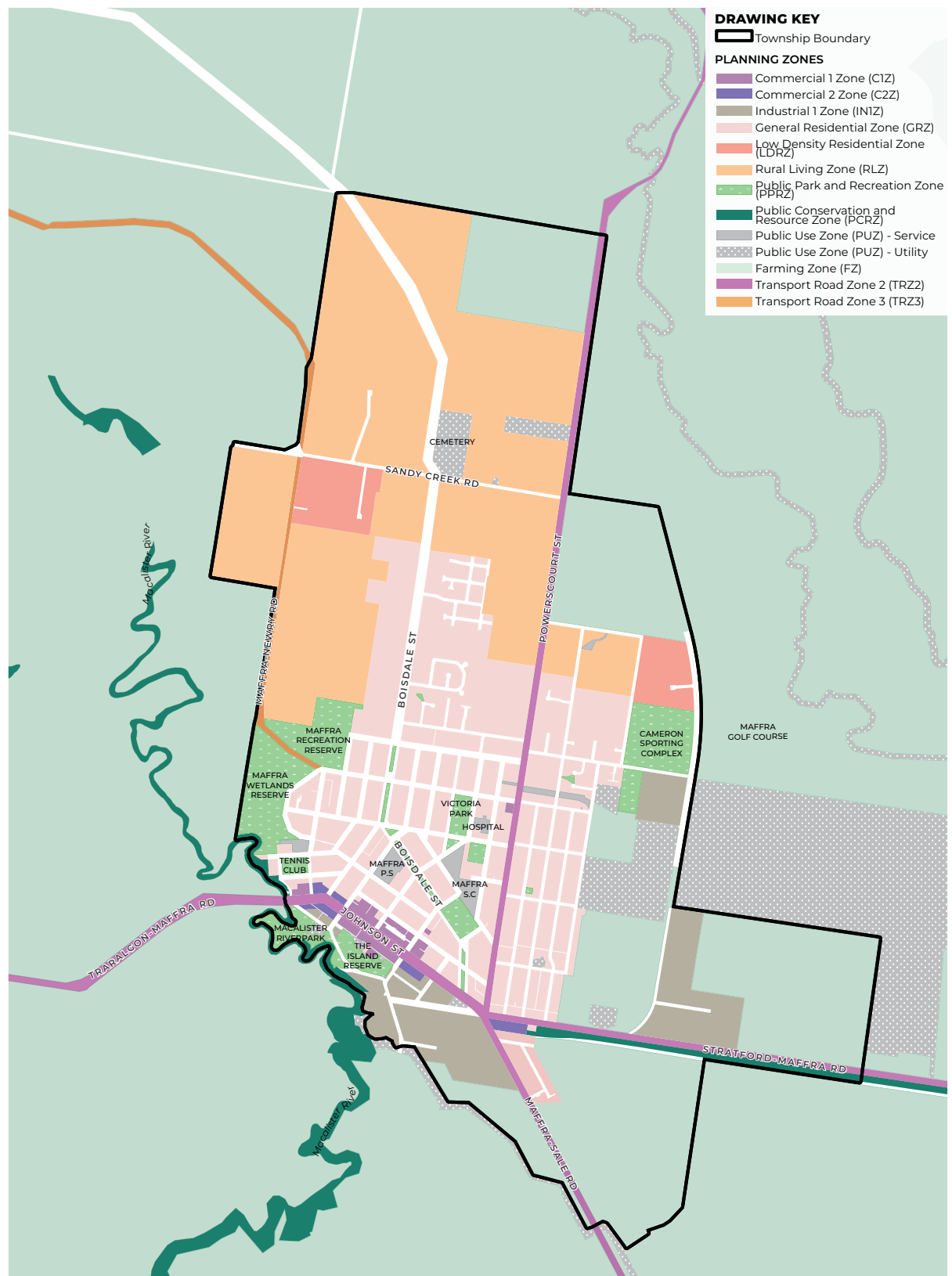
Beyond the Township boundary is predominately Farming Zone (FZ) which has the minimum subdivision size at 40ha. Given this area contains high value agricultural land, this area will be retained to protect farming operations and to ensure existing agricultural use of the land can continue.

### Industrial and Commercial Zones

There are four main areas of industrial land (Industrial 1 Zone) in Maffra. These include land to the east of Fulton Road, a small section to the west of Fulton Road and south of Morison Street, a small pocket to the north of McMahon Drive, and land to the south of Johnson Street and east of Maffra-Sale Road (where the large Saputo processing plant is located).

The existing Town Centre and Commercial land uses (Commercial 1 Zone and Commercial 2 Zone) will remain in and around Johnson Street. Protecting these areas will play an important role in maximising local employment and the economic future of Maffra.

Figure 7. Existing Zoning Plan



### 2.3.3 OVERLAYS

Planning overlays are used to provide direction to specific design and development objectives for particular areas.

A range of **overlays** apply to the Maffra study area as follows:



#### Land Subject to Inundation Overlay (LSIO)

Much of the LSIO is to identify land in a flood storage or flood fringe area affected by the 1 in 100-year flood or any other area determined by the floodplain management authority.



#### Flooding Overlay (FO)

The FO identifies waterways, major flood paths, drainage and high hazard areas which have the greatest risk and frequency of being affected by flooding namely associated by the Macalister River and the Macalister Irrigation District (MID).



#### Heritage Overlay (HO)

There are several sites subject to the Heritage Overlay within the Maffra study area including the Beet Sugar Factory Office (former) & Weighbridge, Macalister Hotel, Maffra Soldiers' Memorial and other notable shops, houses and community buildings important for understanding the history of the town.

A number of **Design Development Overlays** (DDO) apply to business and industrial areas to improve the appearance of these areas.



#### Design Development Overlay

##### Schedule 1 (DDO1) – Industrial Areas

This overlay applies to Maffra's industrial areas to the south (where the Saputo facility is located) and industrial zoned land along Fulton Road, to ensure quality development and practical and efficient use of land that is compatible with its surroundings.



#### Design Development Overlay

##### Schedule 2 (DDO2) – Industry Display Area

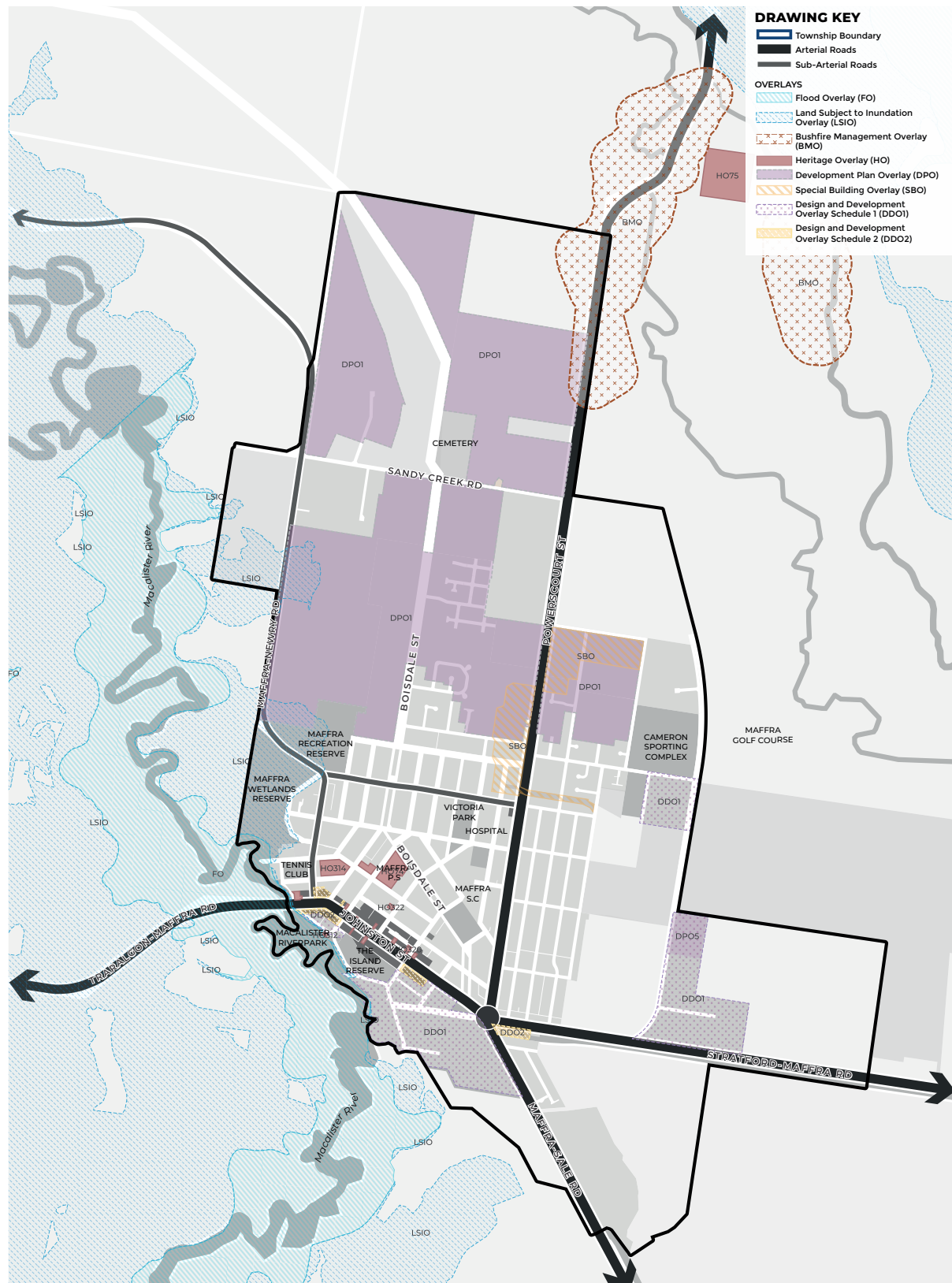
This overlay applies to key businesses on the western commercial precinct along Johnson Street to ensure land is developed in an orderly manner having regard to vehicle, movement, car parking, and the appearance of buildings and works.



#### Development Plan Overlay 1 (DPO1)

A Development Plan Overlay 1 (DPO1) applies across the northern section of Maffra i.e. between George Street and McCubbins Road to minimise ad hoc development and allow for a coordinated approach to managing change within this area.

Figure 8. Existing Overlays Plan



## 2.4 ISSUES & OPPORTUNITIES

This section summarises the key issues and opportunities informing the objectives and strategies of the Plan.

Table 1: Issues Plan Drawing Key & Summary of Key issues & Considerations



### Directing & unlocking growth

DRAWING KEY ELEMENT	KEY ISSUES / CONSIDERATIONS
Township Boundary	Valuable agricultural land adjacent township boundary needs to be protected from residential land use encroachment.
Constrained Residential land with subdivision potential	Drainage issues and associated development costs have stifled new residential development and land release opportunities, resulting in a current shortage of residential land available to the market and forcing some residents to relocate from Maffra to other towns, such as nearby Stratford.
Macalister Irrigation District	Housing opportunities are constrained by the Macalister River, the Macalister Irrigation district, sewerage treatment and industrial buffers directing expansion of the township northward.
Sewer Treatment Buffer	
Industrial Buffers	
LSIIO + Flood Overlay	Environmental and land constraints such as drainage, development costs and feasibility, and landowner motivation, present barriers to development of otherwise suitable land.
Area affected by poor drainage	
Bushfire Management	Greater exposure to bushfire risk, will need to be addressed through creation of buffers and/or edge roads.
Ridgeline	Significant slope adjacent Boisdale Street (to the west) presents challenges to development potential of zoned general residential land.



### Maffra's identity & character

Undefined Township Arrival	Experiences at town entries and key gateways from the west, south and east do not reinforce a sense of arrival in Maffra.
Green Spine /Link	Boisdale Street is a key route for both pedestrians and cyclists and there is room to capitalise on this amenity and connection, by creating more paths for bikes and pedestrians, and improving spaces for people to sit and relax.
Culturally Sensitive Sites	Protect and celebrate cultural heritage and traditional owners.
Wide Canopy Tree Lined Street	Enable street planting of canopy trees.



### Meaningful & safe connections

Arterial Road	Primary movement network (arterial roads) support large freight vehicle movements as well local traffic movements, resulting in a poor sense of arrival into Maffra.
Sub-Arterial Road	Sub-arterial roads carry unnecessary traffic and large freight vehicles through local residential neighbourhoods. McLean Street (a key local road within an established residential area) carries freight movements, and there is an opportunity for this heavy vehicle bypass route to be shifted further north to the future urban edge.
Heavy Vehicle Bypass Route	
Recreation Open Space	Experiences in walkability and accessibility throughout Maffra are varied, at times there are no paths, or sections of path which are not connected.
Catchment to recreation open space	
Internalised roads	Internal roads in the northern residential area result in poor pedestrian and vehicle connectivity.
Restricted connectivity	
Pedestrian Connections	Lack of pedestrian and cycling connections to the town centre through to the Macalister River and between open spaces.
Limited Access Opportunity	Powerscourt Street is controlled by DoT which results in stringent requirements for creating new access points.
Intersection Upgrade	Improve intersection with a focus on safety for all road users, at key locations.
Local Bus Route	Limited accessibility to local bus route within the township.

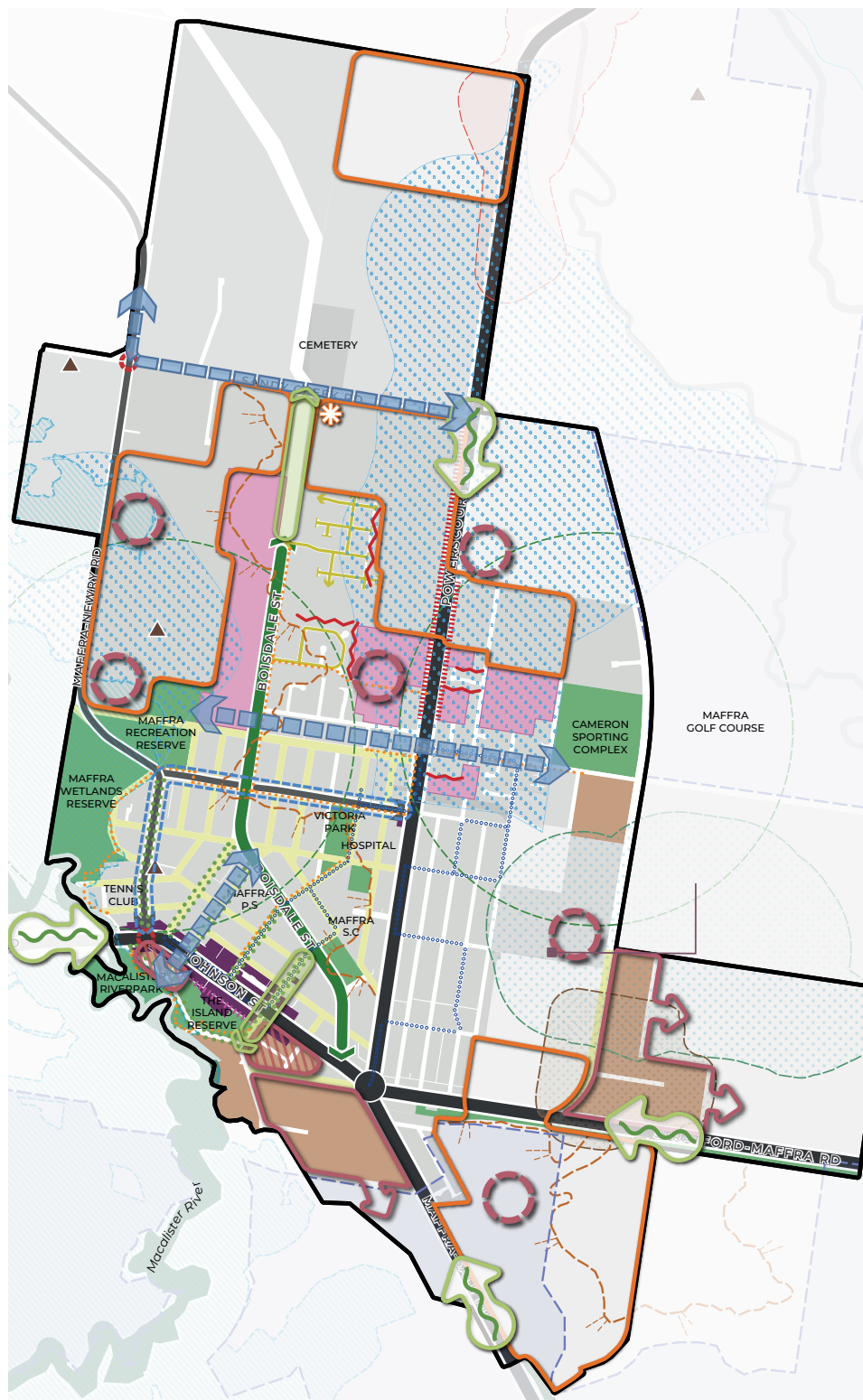


### A self-sustaining town

Commercial backing Public Realm	The structure of the town centre has been focused on Johnson Street as 'main street', creating 'back of house' to Macalister River environs and The Island Reserve.
Town Centre	There is an increased demand for retail and commercial properties.
Industrial Land	Increased demand for diverse industrial lot sizes, including larger lot sizes to the east of Fulton Road.



Figure 9: Issues and Opportunities Plan &amp; Summary of Opportunities

**Directing & unlocking growth**

THEME 1

**OPPORTUNITY 1**

Facilitate growth through provision of community and activity node within northern growth area.

**OPPORTUNITY 2**

Unlock residential expansion into north and south-eastern identified growth areas through a wide range of housing types and sizes by taking a strategic approach to delivery of drainage infrastructure.

**Maffra's identity & character**

THEME 2

**OPPORTUNITY 1**

Improve the amenity and appearance of existing town entries, commercial and industrial areas along key roads, focusing on landscaping and design.

**OPPORTUNITY 2**

Extend Boisdale Street 'green spine' to the north, up to Sandy Creek Road integrating high quality green spaces that encourage walking and cycling.

**Meaningful & Safe connections**

THEME 3

**OPPORTUNITY 1**

Reduce heavy vehicle movement through the town centre and residential areas by establishing a heavy vehicle bypass route along Sandy Creek Road to Powerscourt Street.

**OPPORTUNITY 2**

Facilitate direct movement towards key community uses, open space and Macalister River environs.

**A self-sustaining town**

THEME 4

**OPPORTUNITY 1**

Encourage sustainable water initiatives and drainage responses including storm water re-use measures to be incorporated in new developments.

**OPPORTUNITY 2**

Rezone industrial land adjacent to town centre to include larger lot sizes and expand employment areas associated with agribusiness.

A detailed outline of the issues and opportunities was provided through the *Maffra Structure Plan – Discussion Paper & Emerging Directions (March 2021)*.

## PART 3. A PLAN FOR MAFFRA

### OVERVIEW

Following feedback received from consultation of the *Maffra Structure Plan – Discussion Paper & Emerging Directions* (March 2021), the four (4) themes have been revised further to reflect the aspirations of Maffra.

Figure 10: How the Strategic Direction themes have informed the Revised Structure Plan Themes



Within this section, the objectives, strategies and actions which apply across the Plan area have been outlined under the relevant sub-headings of each theme.



*Duart Homestead*





THEME 1

## Directing & Unlocking Growth

Maffra will be a vibrant and growing township that services the surrounding district and provides a range of lifestyle and housing choices.

New residential, commercial and industrial areas will be **directed and unlocked** through proactive delivery of infrastructure and services, and more opportunities for sensitive infill development will be encouraged in Maffra's attractive, and well-served existing residential neighbourhoods.

Valuable agricultural land in the Macalister Irrigation District surrounding Maffra will be protected by establishment of a township boundary.

The Plan addresses the key issues that have hindered unlocking growth in the past – namely ensuring that there is ample supply of appropriately zoned land to accommodate growth and that there is associated supporting drainage infrastructure to service such growth.

Objectives and strategies to achieve this theme vision relate to:

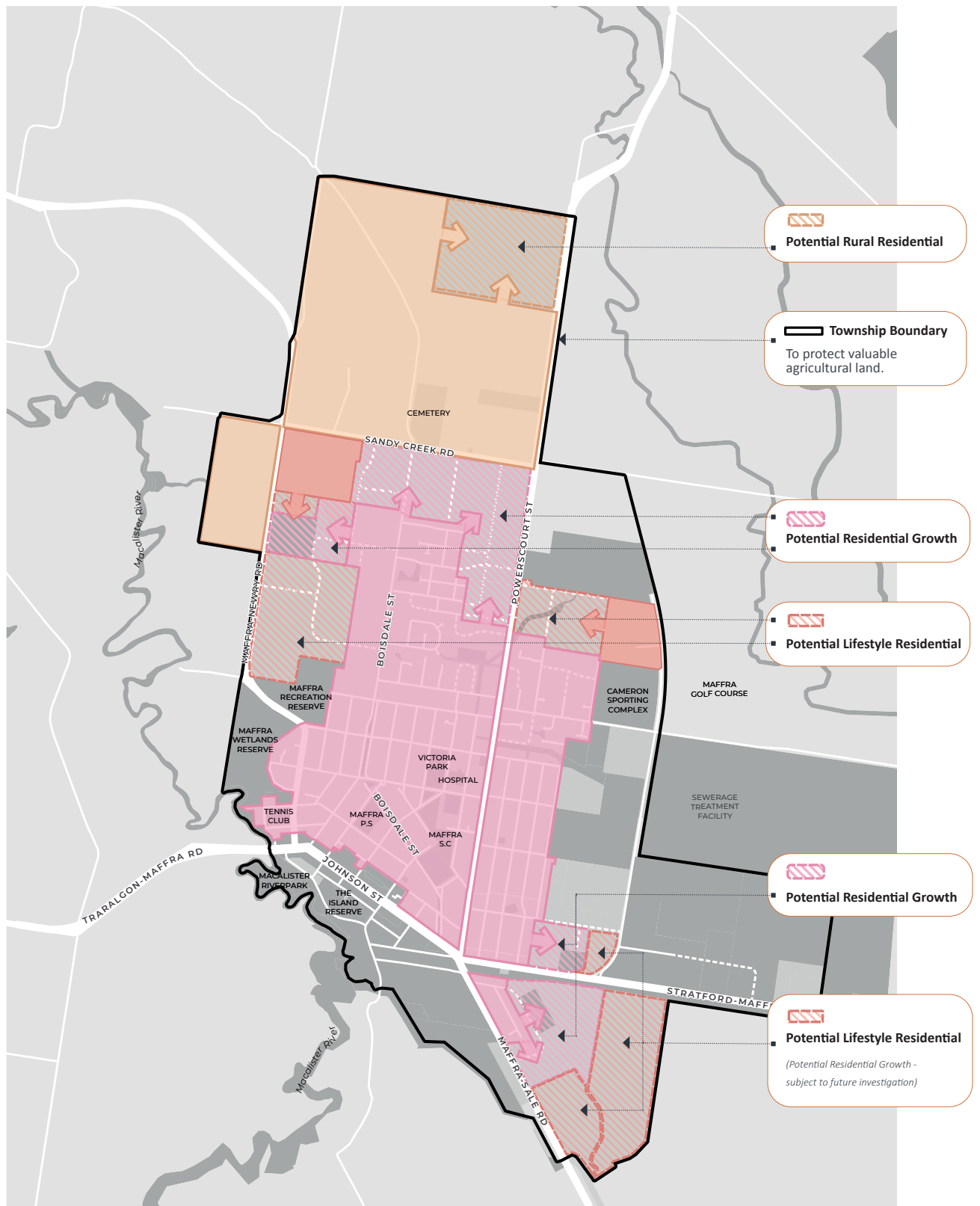
Growth  
Directions

Growth Precincts,  
Staged Drainage  
& Servicing



Residential Property in Maffra

Figure 11: Highlights of Theme 1 – Directing &amp; Unlocking Growth



### 3.1.1 GROWTH DIRECTIONS

The majority of new residential development will occur in Maffra's new neighbourhoods, primarily located to the north of town. The Plan identifies a diverse range of preferred lot sizes and lifestyle options, to cater to community needs, and to respond to specific site conditions. However, some growth will be encouraged within Maffra's inner areas, to provide opportunities for development that can benefit from proximity to the town centre.

The Plan identifies an ample supply of land to be rezoned for residential use to meet land supply that will overcome past inhibitors to development, such as land banking, fragmented ownership and land economics.

#### Summary of Potential Residential Outcomes Existing and Proposed Zones and Lot Sizes

#	Potential Residential Outcome	Existing Zone	Minimum Lot Size	Proposed Zone
1	Rural Residential	Farming Zone (FZ)	40ha+	Rural Living Zone <i>(Schedule subject to further investigation)</i>
2	Lifestyle Residential	Rural Living Zone 4 (RLZ4)	4ha+	Low Density Residential Zone (LDRZ)
3	Residential Growth**	Rural Living Zone 4 (RLZ4)	4ha+	General Residential Zone (GRZ)
4	Residential Growth**	Rural Living Zone 2 (RLZ2)	2ha+	General Residential Zone (GRZ)
5	Residential Growth**	Rural Living Zone 4 (RLZ4)	4ha+	General Residential Zone (GRZ)
6	Residential Growth**	Farming Zone (FZ)	40ha+	General Residential Zone (GRZ)
7	Lifestyle Residential*	Farming Zone (FZ)	40ha+	General Residential Zone (GRZ)
8	Residential Growth**	Farming Zone (FZ)	25ha+	General Residential Zone (GRZ)
9	Lifestyle Residential*	Farming Zone (FZ)	25ha+	Low Density Residential Zone (LDRZ)
10	Lifestyle Residential*	Farming Zone (FZ)	40ha+	Low Density Residential Zone (LDRZ)

\*Potential Residential Growth - subject to future investigation.

\*\*Refer to Part 4 – Next Steps and Implementation for additional information.

### OBJECTIVES & STRATEGIES

#### OB1 TO STRENGTHEN MAFFRA'S ROLE AS A GROWING DISTRICT SERVICE CENTRE THAT PROVIDES A RANGE OF HOUSING AND LIFESTYLE CHOICES

- GD1** Facilitate new residential growth for a diverse range of housing outcomes in Maffra in appropriate locations (refer to Figure 12).
- GD2** Encourage new development to provide a diverse range of lot sizes and housing typologies.
- GD3** Direct growth to precincts that can be supported by strategic delivery of infrastructure (refer to Figure 13), and advocate for future technological improvements to Gippsland Water wastewater treatment facility infrastructure to help reduce odour buffer extents.

- GD4** Support residential growth on existing residentially zoned land as identified within Figure 12, specifically within the Northern Growth Precinct in the short–medium term.

- GD5** Ensure future rezoning of residential land reflects the role and preferred use of the residential precincts (refer to Figure 12).

- GD6** Investigate the potential for future residential development within the 'Future Investigation Areas' of Figure 13, in consideration of the following criteria:
- Sensitive uses are located outside of the odour buffer of the sewerage treatment facility, unless an alternative treatment facility (such as mechanical) is in operation;
  - Land at 145 Fulton Road, Maffra is reviewed in terms of any potential contamination of land, based on the historical uses on the land; and
  - Sensitive uses are located outside of any relevant industrial use buffers of the 'Industrial Estate'.

- GD7** Avoid urban development to the north of Sandy Creek Road where it cannot be provided with potable water supply and reticulated sewerage.

- GD8** Enable and support the ample supply of residential zoned land in areas identified for future growth that is supported and serviced by the required infrastructure.

- GD9** Encourage larger lots interfacing Sandy Creek Road (subject to investigation relating to infrastructure capacity) and Powerscourt Street to limit direct access and to achieve a sympathetic gateway arrival experience.

#### OB2 TO BALANCE GROWTH IN MAFFRA WITH PROTECTION OF VALUABLE AGRICULTURAL LAND

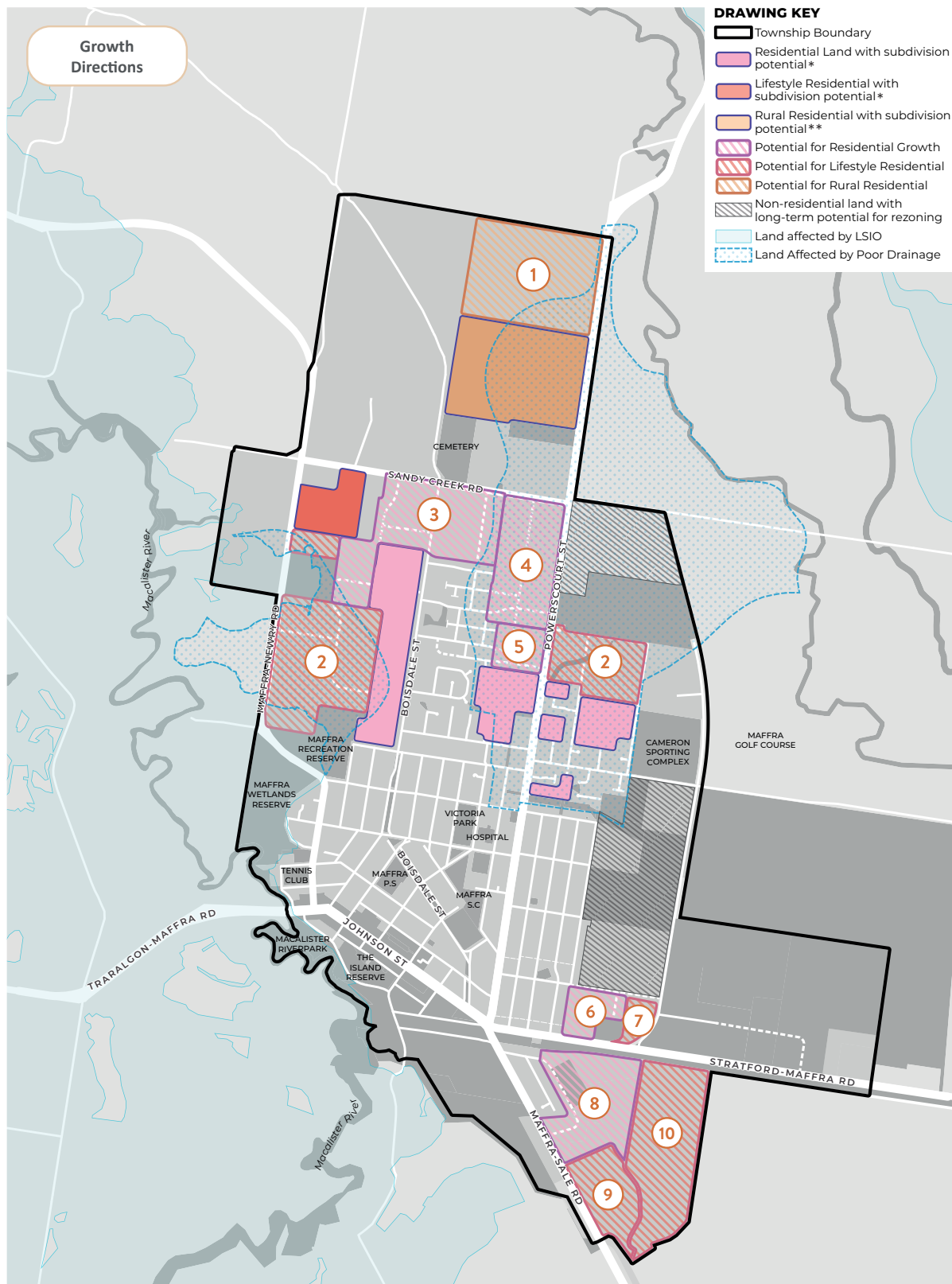
- GD10** Implement a township boundary to contain growth in accordance with Figure 12.

- GD11** Ensure new development adjacent to the 'interfaces' within identified growth areas provide an edge road to surrounding rural and agricultural land and establishes suitable buffers to potential bushfire hazards and provide access for emergency services.

#### OB3 TO ENCOURAGE DELIVERY OF APPROPRIATELY DESIGNED NEW HOUSING STOCK IN EXISTING RESIDENTIAL AREAS

- GD12** Support infill development within Residential Character, Residential Established and Residential Growth precincts where it contributes to the existing character of the precinct (refer to Figure 5.)

Figure 12: Theme 1 – Growth Directions Plan



\*Subject to detailed technical investigations

\*\*Potential to further investigate more intensive Rural Residential subdivision subject to detailed technical investigations




### 3.1.2 GROWTH PRECINCTS, STAGED DRAINAGE & SERVICING PROVISION

The key to unlocking residential growth within Maffra, including within existing residential zone areas, is through development of a holistic drainage strategy and agreed funding across the growth areas. A key challenge for Maffra is to locate and fund the required infrastructure in a manner where costs can be equitably shared, and where benefits to development can be maximised.

Of course, Maffra is not the only growth area in the Shire and it will have to compete for infrastructure funding (including drainage) with other growth areas within the Shire. Council will develop a policy framework that determines what role forward funding of infrastructure will play in stimulating residential growth and where the priority growth areas in the Shire are for this funding. In terms of Maffra, the share of funding for developers and what Council will pay, will have to be worked through separately.

The *Maffra Drainage and Integrated Water Management Strategy* (Alluvium, 2020) and *65 Maffra–Sale Rd Stormwater Management Strategy* (Alluvium, 2021) allocates potential drainage assets for Maffra and potential development precincts to unlock potential development.

Table 2: Northern Growth Precinct

	PROPOSED ZONING	INFRASTRUCTURE REQUIRED
	N/A	<ul style="list-style-type: none"> <li>Maffra Retarding Basin (RB01) to be developed separate from precincts to alleviate downstream flooding issues.</li> </ul>
<b>Precinct A</b>	Predominantly LDRZ to the North, General Residential to the south	<ul style="list-style-type: none"> <li>Waterway Channel (DR–WC01 and DR–WC02) to be formalised following RB01.</li> <li>Powerscourt Street (west) Wetland / Retarding Basin (WL–RB02) to enable development within Precinct A.</li> </ul>
<b>Precinct B</b>	GRZ along Boisdale Street, with LDRZ interfacing Maffra–Newry Road	<ul style="list-style-type: none"> <li>South–West Wetland / Retarding Basin (WL–RB03) to facilitate existing development, but will also facilitate subdivision on west of Boisdale Street.</li> <li>Potential Neighbourhood Park (OS04).</li> </ul>
<b>Precinct C</b>	GRZ along Boisdale Street, with LDRZ interfacing Maffra–Newry Road	<ul style="list-style-type: none"> <li>North–west Wetland Retarding Basin (WL–RB04) to enable development within Precinct C.</li> <li>Sewer pump station and pipes to direct towards Boisdale Street Main.</li> <li>Potential Neighbourhood Park / Community Node (OS01).</li> <li>Potential Neighbourhood Park (OS02).</li> </ul>
<b>Precinct D</b>	Precinct is entirely GRZ	<ul style="list-style-type: none"> <li>Powerscourt Street (west) Wetland / Retarding Basin (WL–RB02) to enable development within Precinct D.</li> <li>Potential Neighbourhood Park (OS03).</li> </ul>
<b>FUTURE INVESTIGATION AREA</b>	GRZ to extend east of Powerscourt Street	<ul style="list-style-type: none"> <li>Drainage outcomes reliant on 'Preliminary Works Recommended' – Maffra Retarding Basin (RB01).</li> </ul>

The Plan has adopted this strategy and provides direction in Table 2 and Table 3 to the future drainage and service provision required to unlock residential growth in each precinct.

The growth precincts plan has been developed to ensure that growth is delivered in a co-ordinated and orderly manner (i.e. considering the availability of infrastructure and development pattern).

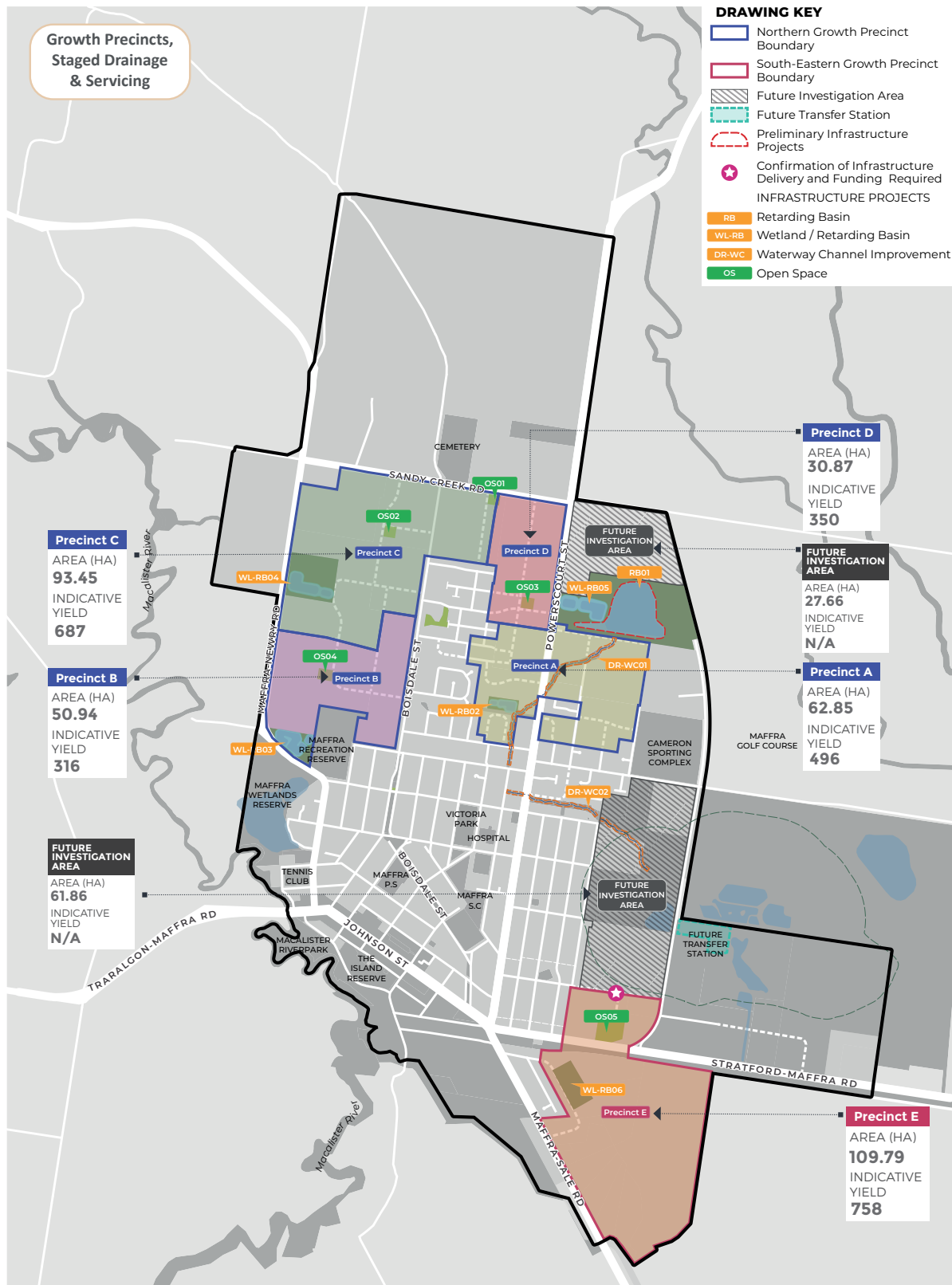
In order for development to occur in these development precincts, development must be generally in accordance with the following conditions:

- The development is consistent with the objectives and strategies outlined in this Structure Plan;
- The development can be serviced to required servicing infrastructure in a timely and efficient manner (and if required, the cost of extending infrastructure out of sequence is paid for by the developer); and
- The proposed development meets or exceeds best practice development standards.

Table 3: South–Eastern Growth Precinct

	PROPOSED ZONING	INFRASTRUCTURE REQUIRED
<b>Precinct E</b>	GRZ extending from existing development (West), LDRZ interfacing Maffra–Sale Road, and LDRZ to the East as a transitioning of residential zones to agricultural land.	<ul style="list-style-type: none"> <li>South–East Wetland / Retarding Basin (WL–RB06) to facilitate development within Precinct E.</li> <li>Potential Neighbourhood Park (OS05).</li> <li>Potential Sewer pump station.</li> </ul>
<b>FUTURE INVESTIGATION AREA</b>	GRZ to extend from west, transitioning to LDRZ interfacing Fulton Road & Industrial Precinct	<ul style="list-style-type: none"> <li>Wastewater treatment facility (west of Fulton Road) to be rehabilitated to facilitate possible future residential growth (TBC).</li> <li>Davis Street naturalisation (DR–WC02) to improve flooding conditions and general amenity of existing and potential future area.</li> <li>Only considered if population does not exceed 7,700 or if treatment facility was to be upgraded.</li> </ul>

Figure 13: Theme 1 – Growth Precincts, Staged Drainage & Servicing Provision



\*Please note that indicative yield (dwellings) is subject to detailed site investigations.

## OBJECTIVES & STRATEGIES

### OB4 TO TAKE A HOLISTIC AND STRATEGIC APPROACH TO DELIVERY OF DRAINAGE AND SERVICING INFRASTRUCTURE TO UNLOCK RESIDENTIAL DEVELOPMENT

- D11** Facilitate new residential growth for a diverse range of housing outcomes in Maffra in appropriate locations (refer to Figure 12).
- D12** Require future development to deliver the relevant drainage and service infrastructure for the Northern Growth Precinct and the South–Eastern Growth Precinct generally in accordance with Figure 13, Table 2 and Table 3.
- D13** Ensure that future development of Maffra’s residential growth precincts can be serviced through the existing capacity of servicing infrastructure, or if required, identify upgrades to infrastructure in consultation with relevant service Authorities such as Gippsland Water and Southern Rural Water.
- D14** Ensure service infrastructure for new residential subdivisions, such as electrical kiosks and sewer pump stations, are identified early and sited and/or appropriately screened, whilst still allowing suitable access for maintenance.
- D15** Avoid site specific, ad–hoc and temporary stormwater systems which do not contribute to the overall drainage strategy for ‘Residential Growth’ areas.
- D16** Prior to rezoning of residential land, developers will need to confirm infrastructure delivery and funding required for the creation and construction of the road reserves in accordance with Figure 4 and Figure 12.
- D17** Drainage to be generally in accordance with *Maffra Drainage and Integrated Water Management Strategy* (Alluvium, 2020) and *65 Maffra–Sale Road Stormwater Management Strategy* (Alluvium, 2021) or as otherwise approved by Council.

### 3.1.3 THEME 1 ACTIONS

- A1** Review and amend Local Planning Policy of the *Wellington Planning Scheme* to reflect the objectives and strategies of the *Maffra Structure Plan 2022*, including updates to the 'Maffra Strategy Plan' and recognition of the need for proactive co-ordination and shared funding of infrastructure.
- A2** Review and update the *Maffra Drainage and Integrated Water Management Strategy* (Alluvium, 2020) and *65 Maffra–Sale Road Stormwater Management Strategy* (Alluvium, 2021), as required, prior to future rezoning.
- A3** Update existing sub-catchment wide drainage strategy (including costings) as part of the future rezoning of the north and south-eastern growth precincts identified in *Figure 13* and generally in accordance with *Table 2* and *Table 3*.
- A4** Prepare a high-level strategic Servicing Strategy for the Residential Growth Areas in consultation with Gippsland Water, Southern Rural Water and other service authorities based on the identified growth areas of the *Maffra Structure Plan 2022*.
- A5** Consider forward funding of key drainage infrastructure as outlined in the *Residential Stocktake and Facilitation Strategy (2022)*, *Maffra Drainage and Integrated Water Management Strategy* (Alluvium, 2020) and *65 Maffra–Sale Road Stormwater Management Strategy* (Alluvium, 2021), having regard to any future Shire-wide policy regarding procurement of public infrastructure.
- A6** Investigate and implement a development contributions mechanism that facilitates the funding and delivery of key infrastructure (land and construction) as identified within the proposed Northern Growth Precinct and South-Eastern Growth Precinct (*Table 2* and *Table 3*) and as outlined on the proposed Growth Precinct Plan (*Figure 13*).
- A7** Review and update zones and overlays once a development contributions mechanism has been prepared or an infrastructure funding agreement has been reached for the Northern Growth Precinct and the South-Eastern Growth Precinct, in accordance with the proposed planning controls plan shown in *Figure 27* and *Figure 28* of Part 4 – Next Steps and Implementation of the *Maffra Structure Plan 2022*.
- A8** Extend existing Development Plan Overlay 1 (DPO1) to include the area north of Sandy Creek Road (to be proposed Rural Living Zone 5 (RLZ5)) and remove DPO1 on areas within Precincts A–D of the Northern Growth Area and Precinct E of the South-Eastern Growth Precinct in accordance with the proposed planning controls plan shown in *Figure 27* and *Figure 28* of Part 4 – Next Steps and Implementation of the *Maffra Structure Plan 2022*.
- A9** Apply a new Development Plan Overlay to Precincts A–D of the Northern Growth Area and Precinct E of the South-Eastern Growth Precinct to manage the delivery of future potential residential growth, and to implement the relevant objectives and strategies of the *Maffra Structure Plan 2022*.

Maffra will be a vibrant and growing township that services the surrounding district and provides a range of lifestyle and housing choices.



Residential property in Maffra





## Maffra's Identity & Character

Growth, development, and public realm improvements will reinforce *Maffra's identity and character* as an agricultural town, with a rich cultural and settlement history and a 'small country town feel'.

Maffra will be distinct from nearby Sale and Stratford and reinforce its own identity and provide a 'sense of place', reflected in the character of new and established neighbourhoods, its wide, tree lined streets and the interface to the Macalister River.

Objectives and strategies to achieve this theme vision relate to:

Heritage & Culture

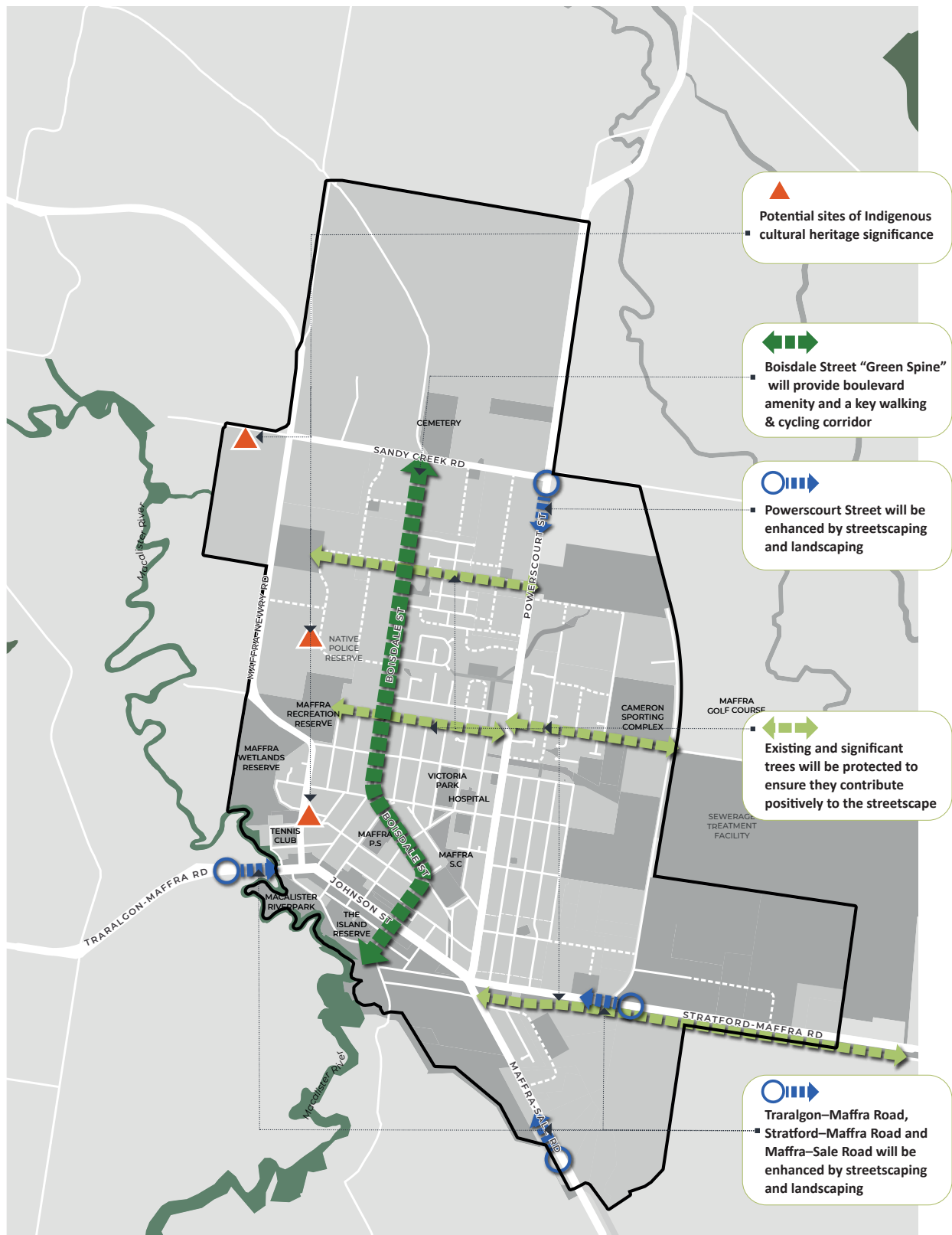
Public Realm & Open Space

Built Form & Streetscapes



Maffra Beet Sugar Factory

Figure 14: Highlights of Theme 2 – Maffra's Identity &amp; Character Plan



### 3.2.1 HERITAGE & CULTURE

As Maffra has grown over time and automation of its agricultural industries has occurred, a significant proportion of early period buildings have disappeared. Today, there are only a few remaining iconic buildings that identify Maffra's rich agricultural past and reinforce a 'sense of place'.

Maffra's established residential areas near to the town centre contain the most significant concentration of historic dwellings and wide tree lined streetscapes which contribute to the town's character and identity.

The Plan seeks to protect Maffra's valued character, and ensure new growth areas reflect the positive elements of the established areas, particularly the wide, tree lined streets.

### OBJECTIVES & STRATEGIES

#### OB5 TO IDENTIFY AND CELEBRATE MAFFRA'S CULTURAL AND HISTORIC PAST AS A PASTORAL SETTLEMENT

**HC1** Protect sites of Indigenous cultural heritage significance, such as the Green Hills Native Police Reserve located to the west of Boisdale Street and east of the Macalister River environs.

**HC2** Support adaptive re-use of heritage buildings provided it contributes to the character of the town centre precinct.

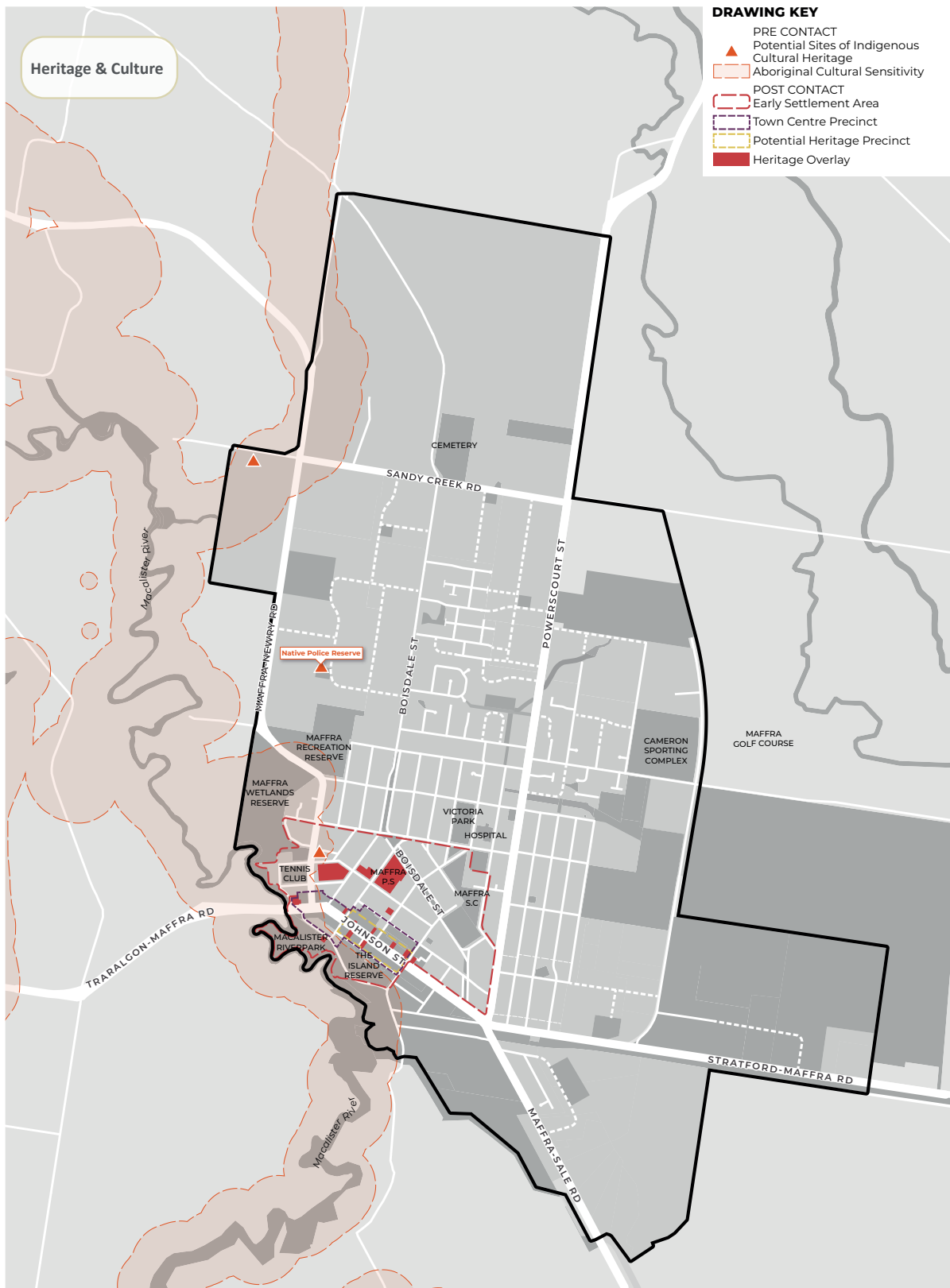
**HC3** Investigate suitable locations for commissioned public art and murals by local artists to represent Maffra's traditional owners and agricultural heritage i.e. adapting historic farm vehicles and machinery into sculptural pieces.

#### OB6 TO SUPPORT THE ROLES AND PROGRAMS OF LOCAL CULTURAL AND HERITAGE GROUPS THAT CONTRIBUTE TO THE COMMUNITY AWARENESS AND ACKNOWLEDGEMENT OF MAFFRA'S PAST

**HC4** Recognise the role and aspirations of traditional owners, represented through the Gunaikurnai Land and Waters Aboriginal Corporation, in future policy development.

**HC5** Preserve Maffra's post-settlement heritage through recognition of key local historic buildings and story telling groups, such as the Maffra Sugarbeet Museum and Maffra and District Historical Society respectively.

Figure 15: Theme 2 – Heritage & Culture Plan



### 3.2.2 PUBLIC REALM & OPEN SPACE

Maffra has access to several high-quality open spaces including natural reserves along the Macalister River, and more formalised active reserves. However, open space and enhanced public realm areas are concentrated within the town centre precinct and established residential areas, with little to no public open space delivered within new neighbourhoods.

Johnson Street has long been a primary meeting place and the 'cultural heart' of Maffra, adjacent to the Macalister River.

The Plan reinforces the town centre as Maffra's primary meeting place and creates new opportunities within the northern growth area to deliver walkable open space to future communities.

#### OBJECTIVES & STRATEGIES

**OB7 TO REINFORCE JOHNSON STREET AS THE 'CULTURAL HEART' OF MAFFRA, WITH A DISTINCT RELATIONSHIP TO MACALISTER RIVER SUPPORTED BY A NETWORK OF CULTURAL COMMUNITY NODES**

**PR01** Enhance opportunities for people to meet and dwell outside key civic places, including the rotunda near the Post Office through increased seating and landscaping upgrades.

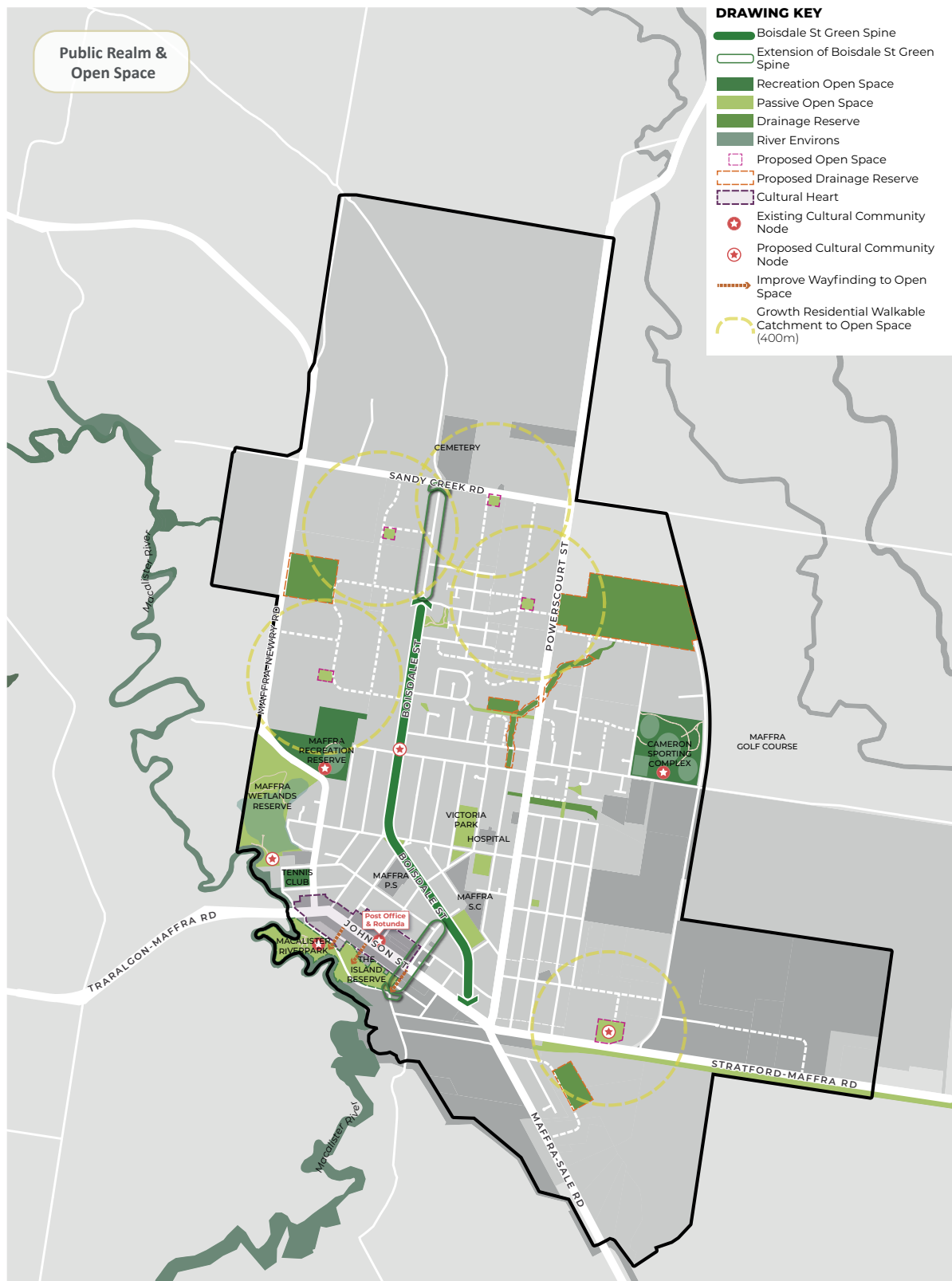
**PR02** Use theming and public art to highlight cultural community nodes (existing and proposed) throughout Maffra that reflect a 'small country town feel' and celebrate the rich history (refer to Figure 16).

**PR03** Encourage greater connectivity and wayfinding for pedestrians and cyclists to the Macalister Riverpark and 'The Island Reserve'.

**OB8 TO ENSURE NEW HIGH QUALITY OPEN SPACES WITHIN THE NORTHERN AND SOUTH-EAST GROWTH AREAS REFLECT THE IDENTITY AND CHARACTER OF MAFFRA**

**PR04** Create new open spaces and parks within the 'Residential Growth Areas' that focus on providing high quality, connected green spaces within a walkable catchment to new residential estates (refer to Figure 16).

Figure 16: Theme 2 – Public Realm & Open Space





### 3.2.3 BUILT FORM & STREETSCAPES

Maffra has identifiable streetscapes that are characterised by wide pavements and large canopy trees, such as Boisdale, Thomson and McMillan Streets. In established residential precincts, Maffra is characterised as a lifestyle township through low scale dwellings with high quality landscaped front setbacks. Maffra's growth areas should seek to incorporate these characteristics and achieve a cohesive 'sense of place'.

Wellington Shire Council, the Department of Transport and the community will collaborate on the future planning, design and management of Johnson Street to ensure it continues to be a primary meeting place for people and a key movement corridor of Maffra.

At key entrances into Maffra, the Plan will reinforce a 'sense of arrival' through subtle and deliberate streetscape improvements.

### OBJECTIVES & STRATEGIES

#### OB9 TO ENHANCE MAFFRA'S SENSE OF PLACE WITHIN KEY STREETSCAPES

**BFS1** Improve the amenity and appearance of the Employment and Industrial areas, particularly along key arterial roads into Maffra, through increased landscaping and encouraging new development to adopt quality architectural design for building frontages, and where buildings address side streets or public spaces.

**BFS2** Protect existing significant avenue trees and significant canopy trees within the Boisdale 'Green Spine'.

**BFS3** Support realignment of Boisdale 'Green Spine' along Foster Street to improve connections to Macalister Riverpark and The Island Reserve as identified on Figure 17 and Figure 32 of Appendix 2.

**BFS4** Provide additional trees north of Hillcrest Drive and achieve significant canopy streetscapes along key streets as identified on Figure 17.

**BFS5** Support new residential subdivision that adopt features and characteristics of Maffra as a small town with a 'small country town feel' including wide verges, provision of space for canopy tree planting and increased building setbacks.

**BFS6** Require active frontages to Johnson Street, Boisdale Street "Green Spine" and open spaces.

#### OB10 TO REINFORCE JOHNSON STREET AS THE 'HEART' OF MAFFRA AND PRIMARY DESTINATION AND MEETING PLACE FOR THE COMMUNITY

**BFS7** Encourage building heights of up to three storeys along Johnson Street and between Thomson Street and Foster Street.

**BFS8** Support new fine grain developments along Johnson Street, particularly between Thomson Street and Foster Street, that encourage street level activation, such as retail shop fronts and outdoor dining.

**BFS9** Improve public realm outcomes such as pavements, seating, lighting, etc along Johnson Street (in particular between Pearson Street and Thomson Street) that promote community gathering.

#### OB11 TO ENHANCE SENSE OF ARRIVAL INTO MAFFRA AND DEFINE POINTS OF ENTRY

**BFS10** Plan for a consistent landscape theming, public art or signage along township arrival streetscapes as identified in Figure 17.

**BFS11** Promote high quality development outcomes within private land adjacent to township arrival streetscapes.

*Figure 17: Theme 2 – Built Form & Streetscapes*

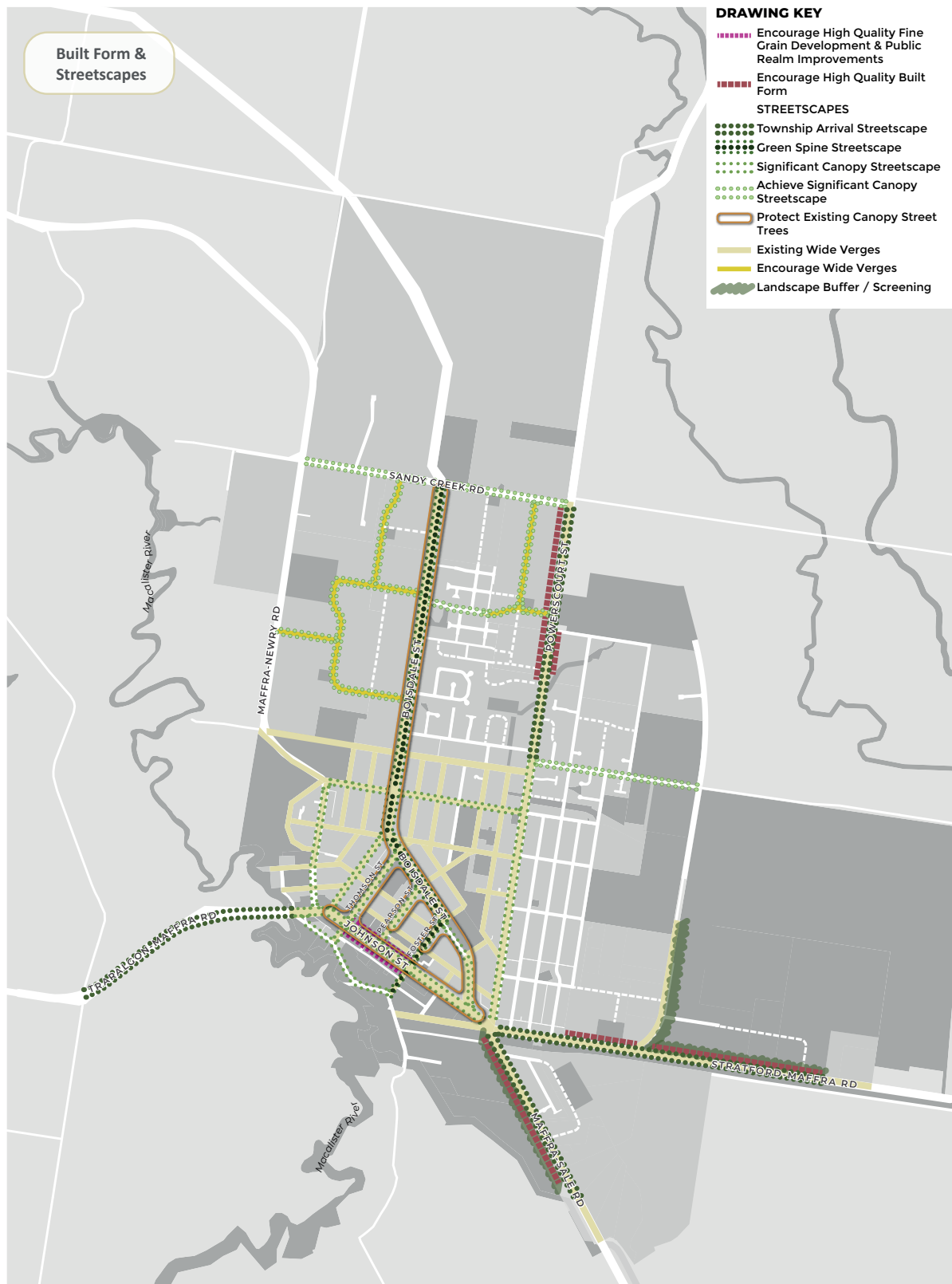
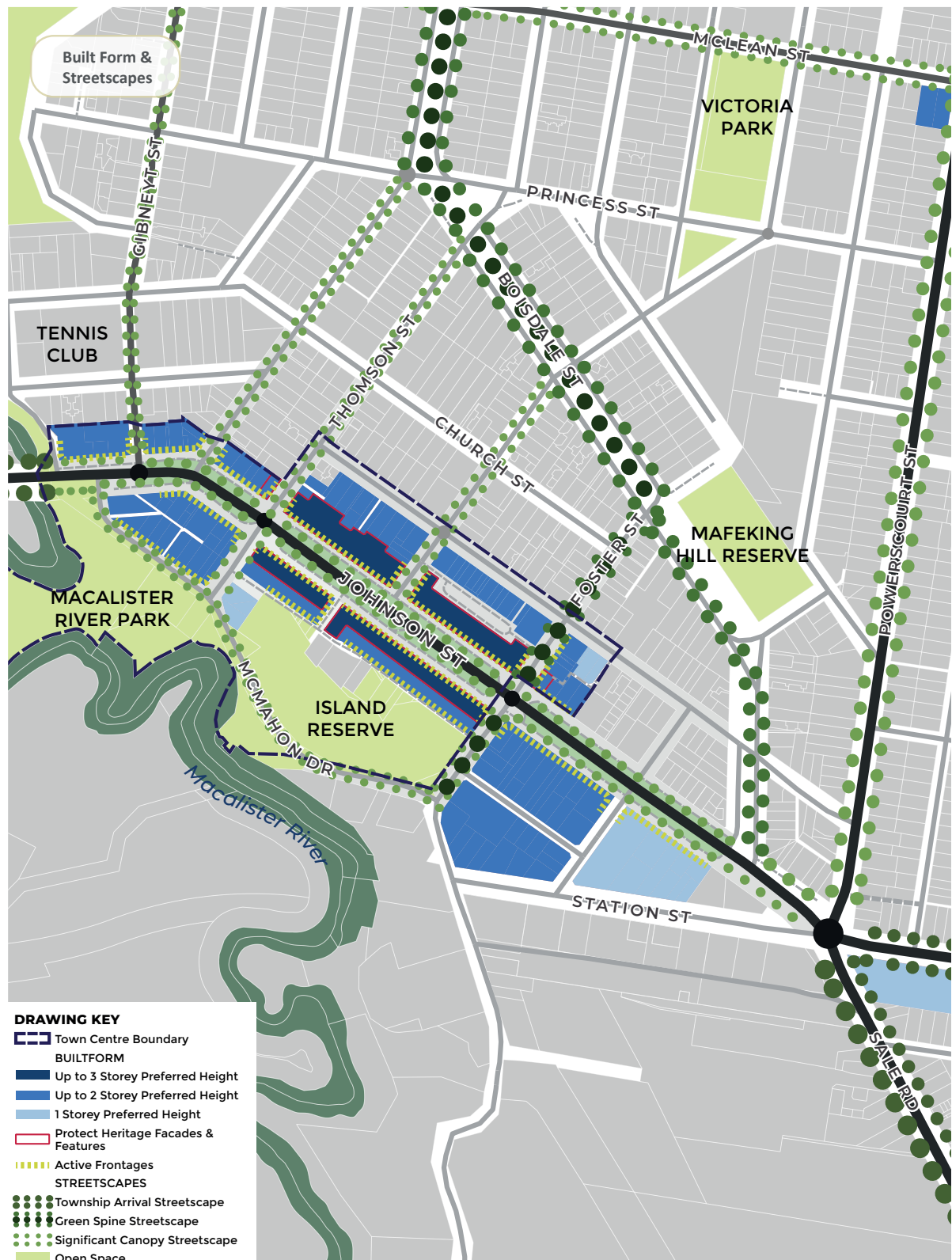




Figure 18: Theme 2 – Built Form &amp; Streetscapes – Town Centre



### 3.2.4 THEME 2 ACTIONS

- A10** Prepare an Urban Design Framework for the Town Centre precinct that is generally in accordance with the objectives and strategies of the *Maffra Structure Plan 2022* and principles outlined in Figure 18.
- A11** Investigate the use of a Design and Development Overlay across the Town Centre Precinct to implement the Maffra Town Centre – Urban Design Framework.
- A12** Extend Design and Development Overlay – Schedule 1 to future ‘Employment’ and ‘Industrial’ growth areas, as identified in Figure 28 of Part 4 – Next Steps and Implementation.
- A13** Investigate and advocate for additional street upgrades along Johnson Street – between Foster Street and Thomson Street, with a focus on pedestrian shelter, places to rest and interact, and end of trip facilities.
- A14** Require large residential greenfield developments to prepare *Building and Design Guidelines*, that reflect preferred built form outcomes, theming, and landscaping.
- A15** Undertake a review of the existing Indigenous cultural heritage controls which apply to the former Green Hills Native Police Reserve site and the Macalister River Environs.
- A16** Prepare an engagement plan with the Gunaikurnai Land and Waters Aboriginal Corporation, Maffra and District Historical Society and other community groups in facilitation of various cultural programs.
- A17** Undertake a review and develop a ‘Significant Tree Register’ of key canopy lined street trees as identified on Figure 17 to protect any identified significant trees.
- A18** Undertake a tree planting program or strategy for streets and public spaces.
- A19** Engage with DoT and other stakeholders to support planning and delivery of the improvements to ‘Township Arrival Streetscapes’.
- A20** Review and implement wayfinding, shared path upgrades and signage opportunities from the Town Centre precinct through to the Macalister River.
- A21** Prepare a public art strategy for Maffra, with a focus on engaging with traditional owners and local artists.
- A22** Council to review and explore a potential heritage precinct overlay.

Growth, development, and public realm improvements will reinforce *Maffra’s identity and character* as an agricultural town, with a rich cultural and settlement history and a ‘small country town feel’.

## THEME 3

## Meaningful & Safe Connections

Maffra will have *meaningful and safe connections* that encourage walking and cycling for people of all abilities.

New footpaths, cycling routes and roads will connect people to open spaces, facilities and key destinations. A clear and complete movement network for cars and trucks will improve the amenity and safety of Maffra's existing and future neighbourhoods.

Objectives and strategies to achieve this theme vision relate to:

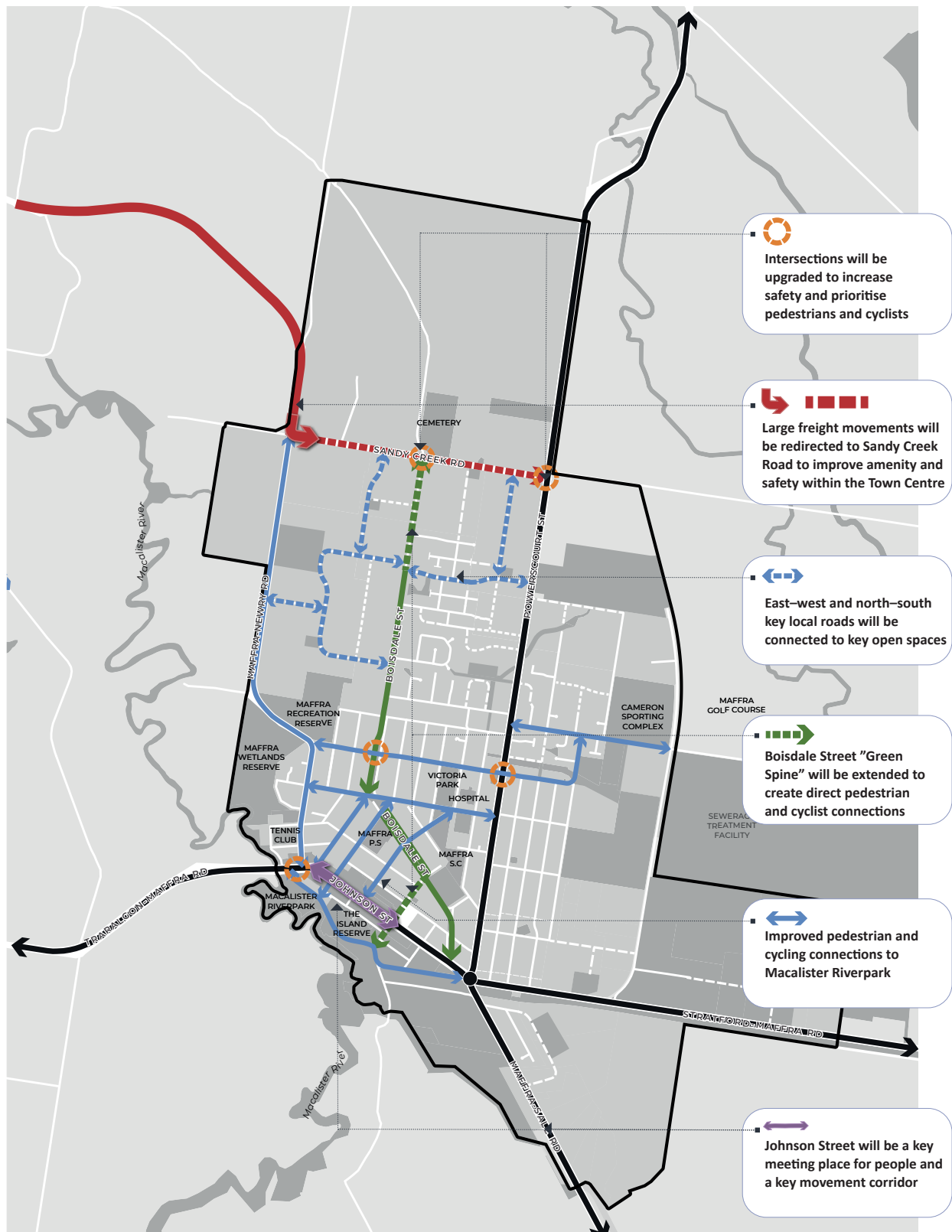
Vehicular Access  
& Movement

Active Transport &  
Public Transport



The Island Reserve

Figure 19: Theme 3 – Meaningful & Safe Connections Plan





### 3.3.1 VEHICULAR ACCESS & MOVEMENT

Residential development in the Northern Growth area has limited east–west connectivity through creation of cul–de–sacs, and lacks a consistent approach to safe and accessible pedestrian and cycling paths.

Johnson Street’s role as a commercial centre and freight route presents a conflict for pedestrians and cyclists. The Department of Transport’s Movement and Place Framework outlines that streets will have competing roles, and a key consideration for Maffra is how to balance these roles for Johnson Street and McLean Street (another freight route in town).

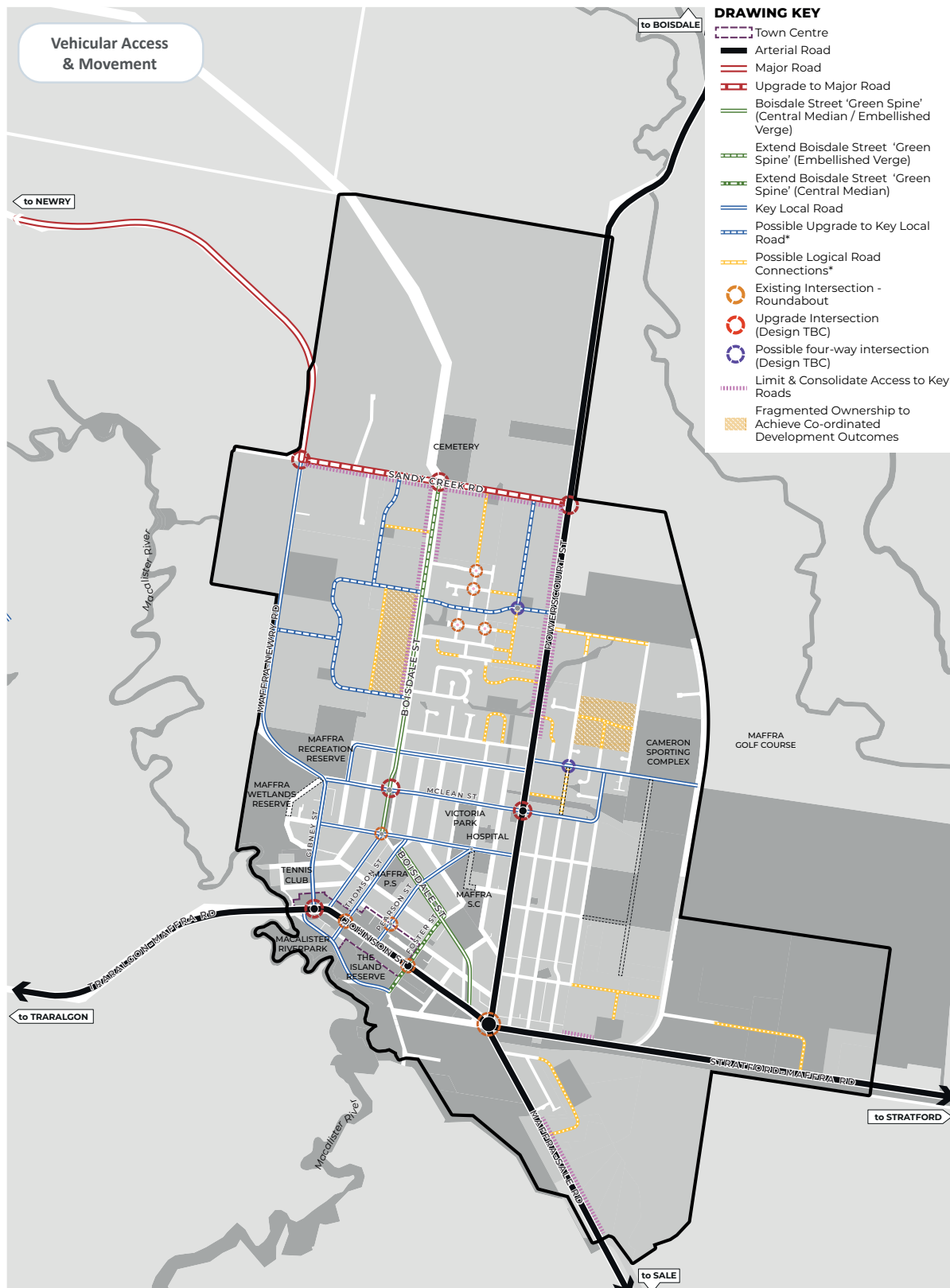
The Plan identifies the opportunity to redirect large freight movement via a heavy vehicle bypass further north (i.e. along Powerscourt Street to Sandy Creek Road), to improve the amenity and safety of its existing and future neighbourhoods. It identifies key intersections around Maffra that should be prioritised for upgrades with a focus on safety for pedestrians, cyclists and vehicles.

#### OBJECTIVES & STRATEGIES

##### OB12 TO PROVIDE A CLEAR HIERARCHY FOR VEHICLE MOVEMENT IN MAFFRA THROUGH A SAFE, ACCESSIBLE AND WELL-CONNECTED ROAD NETWORK

- 
- VM1** Ensure that new development considers connectivity and discourages creation of cul–de–sacs, generally in accordance with Figure 20, where ‘logical road connections’ through to surrounding land are future proofed.
- 
- VM2** Upgrade or establish key local roads that connect to open spaces and improve the movement network within the northern growth areas to provide east–west and north–south connections in accordance with Figure 20.
- 
- VM3** Extend Boisdale Street ‘Green Spine’ treatment to the north, consisting of an embellished tree lined verge (east), through to Sandy Creek Road as outlined in Figure 20, and generally in accordance with Figure 33 of Appendix 2.
- 
- VM4** Extend Boisdale Street ‘Green Spine’ to the south towards ‘The Island Reserve’ along Foster Street consisting of a tree lined street with a central median utilising existing canopy trees generally in accordance with Figure 32 of Appendix 2.
- 
- VM5** Upgrade intersection design and safety, to facilitate the movement network with a focus on prioritising pedestrians and cyclists, at the following locations:
1. McLean Street and Boisdale Street
  2. Maffra–Newry Road and Johnson Street
  3. Sandy Creek Road and Powerscourt Street
  4. Sandy Creek Road and Boisdale Street
  5. Sandy Creek Rd and Maffra–Newry Road
  6. McLean Street and Powerscourt Street
- 
- VM6** Redirect large freight movements away from Maffra–Newry Road to Powerscourt Street to improve the amenity and safety within the character residential area and town centre precinct in accordance with Figure 20.
- This can generally be undertaken as follows:
- Upgrade Sandy Creek Road to accommodate large freight vehicles (between Powerscourt Street and Maffra–Newry Road) generally in accordance with Figure 31 of Appendix 2.
  - Discouraging large freight vehicles by reducing carriageway widths or other streetscape treatments along McLean Street, Gibney Street and Maffra–Newry Road (between McLean Street and Sandy Creek Road)
  - Upgrade the relevant intersections identified within Strategy VM5.
  - Rezoning of Sandy Creek Road to a TRZ3 (and subsequent removal of TRZ3 from Maffra–Newry Road – south of Sandy Creek Road intersection)
- 
- VM7** Support the dual role of Johnson Street as a meeting place for people and a key movement corridor for vehicles through the town centre.
- 
- VM8** Limit the number of new intersections along Powerscourt Street between Morison Street and Brewers Hill Road.
-

Figure 20: Theme 3 – Vehicle Access &amp; Movement Plan



\*The road network and road layout as depicted in the Maffra Structure Plan is indicative only, and subject to further review and discussion with relevant stakeholders.

### 3.3.2 ACTIVE & PUBLIC TRANSPORT

The *Urban Paths Plan* (prepared by Wellington Shire Council, 2019) identifies Boisdale Street as a key route for both pedestrians and cyclists. Boisdale Street will become the 'Green Spine' of Maffra, to create more paths for cyclists and pedestrians and connect the northern residential growth area to the town centre and employment areas.

The frequency and coverage of both local and regional bus services will be improved to connect Maffra's residents to the town centre and nearby townships such as Sale or Stratford. By increasing the frequency and coverage of these bus services, coupled with improvements to intermodal connections, Maffra will encourage more people to utilise more sustainable and healthier transport alternatives to private vehicles.

### OBJECTIVES & STRATEGIES

#### OB13 TO PROVIDE HEALTHY AND SUSTAINABLE ACTIVE TRANSPORT OPTIONS FOR MAFFRA'S RESIDENTS AND VISITORS

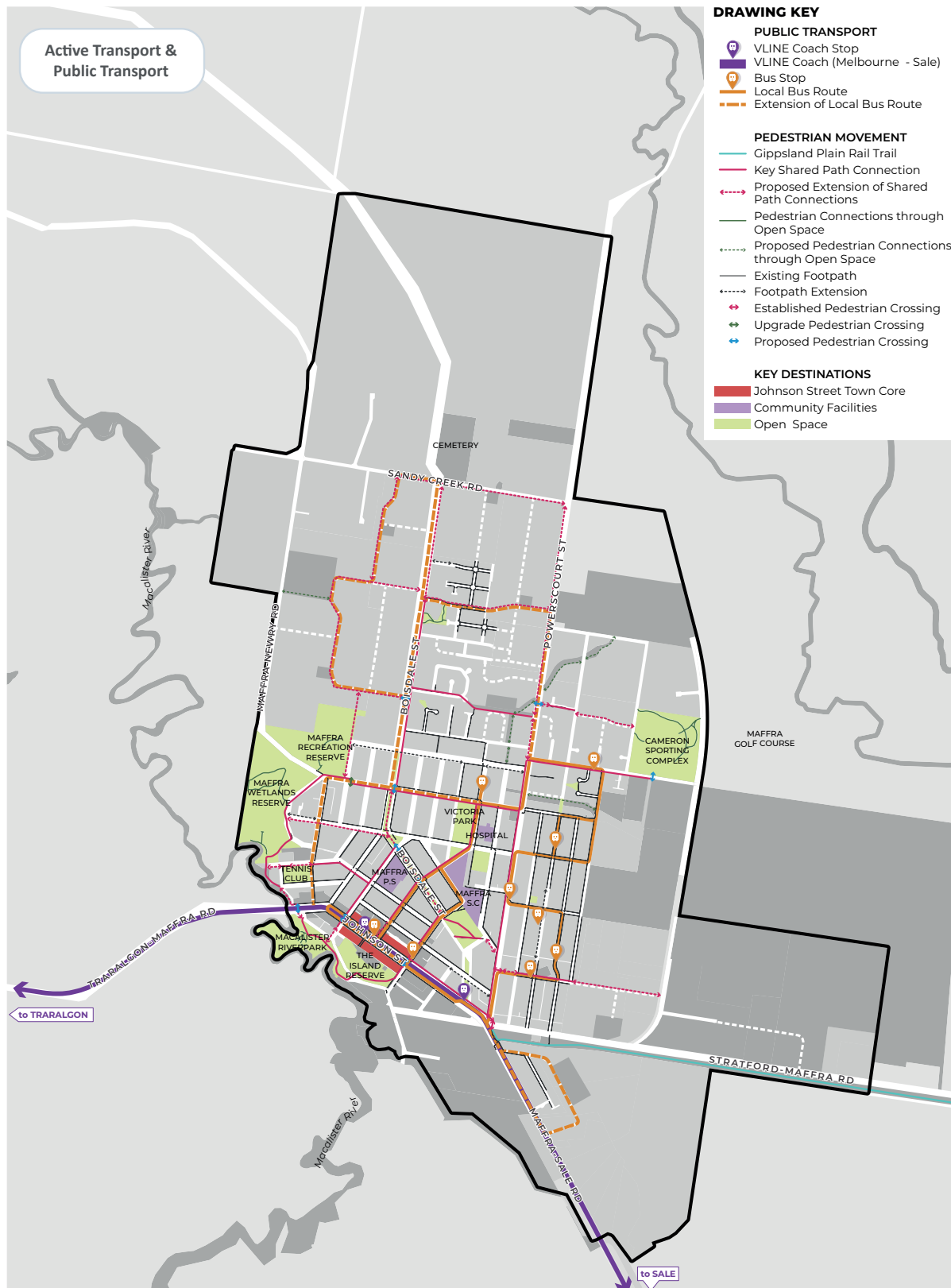
- AT1 Ensure that new subdivisions provide accessible paths and infrastructure for pedestrians and cyclists, that are green and landscaped to encourage increased usage, comfort and amenity.
- AT2 Plan for upgrades to existing shared paths where necessary to ensure safety for all users with appropriate lighting and tree canopy cover in accordance with Figure 21.
- AT3 Support pedestrian and cyclist movement with end of trip facilities such as bike loops with shelter, drinking fountains etc. along key streets and at community nodes.
- AT4 Establish key shared path connections (pedestrian and cycling) linking users to community facilities, Macalister Riverpark, open spaces and recreation facilities.
- AT5 Plan to upgrade and establish new pedestrian crossings to include signage and kerb outstands or extensions across arterial or major roads with a focus on pedestrian safety and priority in accordance with Figure 21.
- AT6 Require pedestrian connections through new open space and drainage reserves or other reserves to improve connectivity.
- AT7 Prioritise pedestrian safety through reductions in speed limits along Johnson Street to 40km/hr (between Foster Street and Thomson Street) and along relevant sections of Powerscourt Street to 60km/hr.
- AT8 Extend existing footpaths where it is not continuous to link to a shared path or community facilities /open space.

#### OB14 TO SUPPORT ACTIVE FORMS OF TRANSPORT WITH AN INTEGRATED AND HIGH FREQUENCY PUBLIC TRANSPORT SYSTEM, CATERING FOR PEOPLE WITH DIFFERENT LEVELS OF MOBILITY

- AT9 Ensure that new major or key local roads within growth areas and existing undeveloped areas are bus capable to facilitate future expansion of the local bus route.
- AT10 Support more expansive and frequent bus services to new residential growth areas within Maffra and to regional hubs.
- AT11 Upgrade the bus stops identified on Figure 21, to include the following potential provisions:
  - Clear signage
  - Seating
  - Bus timetables and route information (both local and regional services)
  - Bins (including separate recycling and waste)
  - Solar powered lighting
  - Bike loops (located on hardstand)



Figure 21: Theme 3 – Active & Public Transport Plan



### 3.3.3 THEME 3 ACTIONS

- A23** Advocate for the redirection of the heavy vehicle bypass route to Sandy Creek Road to the Department of Transport (DoT) in accordance with Strategy **VM6** and outlined on Figure 20.
- A24** Undertake a Traffic Impact Assessment (or similar) based on the Maffra Structure Plan area to confirm transport infrastructure needs and upgrades in consultation with all relevant stakeholders.
- A25** Advocate for funding for the future extension of Boisdale Street 'Green Spine', to Sandy Creek Road.
- A26** Advocate for funding to undertake upgrades to improve the function and safety of intersections identified at **VM5**.
- A27** Advocate for a reduction in speed limits along relevant sections of Powerscourt Street to 60km/hr (as indicated in Figure 20) and along Johnson Street to 40km/hr (between Foster Street and Thomson Street).
- A28** Advocate to DoT for the expansion of Maffra's local and regional bus services, exploration of flexible, alternative transport services such as community buses and upgrades to existing and proposed bus stops identified in Figure 21.
- A29** Investigate funding options to complete new shared path connections as identified at **AT4**.



*McMahon Drive*

Maffra will have *meaningful and safe connections* that encourage walking and cycling for people of all abilities.



Johnson Street





## A Self-sustaining Town

Maffra will be a **self-sustaining town** as a key leader in agribusiness, food production and environmental sustainability, providing its community with more places to work and meeting their day-to-day needs.

In addition, recent modernisation of the nearby Macalister Irrigation District (MID) infrastructure has resulted in a highly automated and efficient water delivery system now making the MID the “go to” region for a range of high-value horticultural & dairy interests. Southern Rural Water is modernising the district through the MID2030 modernisation projects (\$62.7M) – a combination of pipe lining, channel automation and regulator upgrades to generate and provide a strengthened opportunity for agricultural investment.

The Plan will provide an integrated approach to water management to ensure open spaces and street trees can be sustainably irrigated all year. Streets, buildings and public spaces will adopt best practice sustainability principles to cool Maffra’s neighbourhoods as temperatures rise, and provide opportunities to capture and re-use water on site.

Objectives and strategies to achieve this theme vision relate to:

Economic  
Development &  
Employment

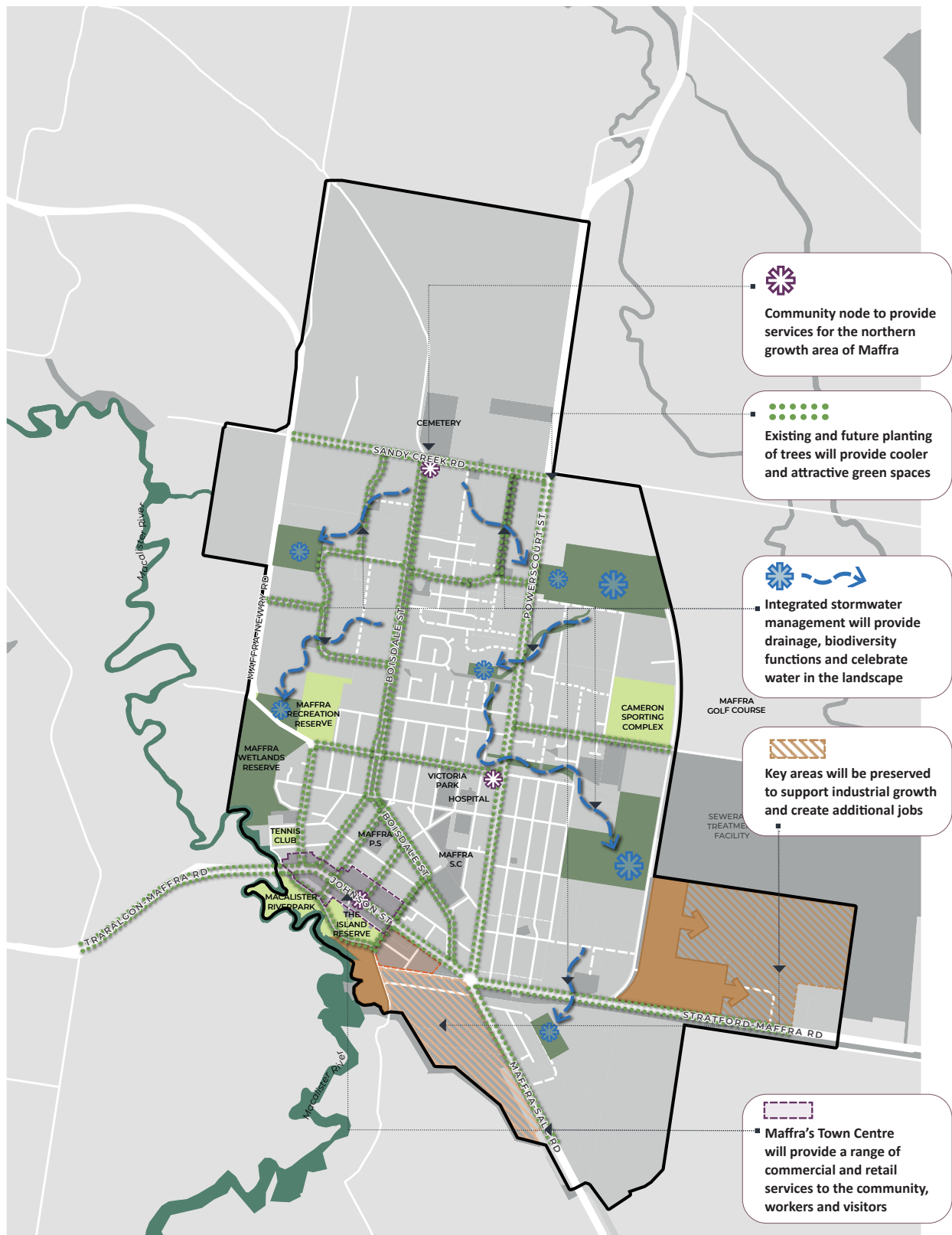
Recreation &  
Community

Environment &  
Sustainable Design



Johnson Street

Figure 22: Theme 4 – A Self-Sustaining Town Plan



### 3.4.1 ECONOMIC DEVELOPMENT & EMPLOYMENT

Maffra has a strong reputation as a hub for agribusiness and food production and is a major agricultural support centre for eastern Victoria and the south coast of NSW. This Plan will reinforce and strengthen its role as an agricultural hub and food precinct by providing more opportunities for big businesses to locate within Maffra's industrial precincts.

The town centre will continue its role as the primary meeting place and destination for a mixture of businesses, retail, community and food offerings.

Johnson Street and surrounding streets will encourage a vibrant mix of activity and provide greater activation to Macalister Riverpark and The Island Reserve.

#### OBJECTIVES & STRATEGIES

##### OB15 TO DEFINE AND GROW THE TOWN CENTRE OF MAFFRA TO SUPPORT A DIVERSE RANGE OF COMMERCIAL AND RETAIL BUSINESSES

**ED1** Encourage future expansion of commercial and retail uses within the Town Centre precinct to the south of Johnson Street and within Little Johnson Street, with future built form providing activation to 'The Island Reserve'.

**ED2** Facilitate a range of retail, hospitality, offices and civic uses within commercial areas.

**ED3** Facilitate a staged expansion of the commercial precinct along the south-west side of Queen Street (refer to Figure 23), by encouraging interim adaptable housing that can be later converted to commercial premises such as offices and medical services.

**ED4** Encourage finer grain agribusiness uses (i.e. small retail or commercial spaces providing street frontage and activation) within the established area of the 'employment precinct' (north of Station Street) to provide a transition from heavier industrial areas to the south.

**ED5** Discourage industrial uses within the Town Centre precinct, that have amenity impacts to nearby residential areas and other sensitive uses in accordance with Figure 23.

**ED6** Support the transformation of Purdy Lane into a key retail and food laneway, with fine grain uses, active frontages and outdoor dining.

##### OB16 TO CREATE CONVENIENT AND ACCESSIBLE LOCAL COMMERCIAL NODES THAT ACT AS SECONDARY CENTRES TO MAFFRA'S TOWN CENTRE

**ED7** Preserve and support amenity improvements around the secondary local commercial node at the corner of Powerscourt Street and McLean Street.

**ED8** Support the creation of a future local commercial node within the Northern Growth area, adjacent to Boisdale Street and Sandy Creek Road, that services surrounding future residential areas.

##### OB17 TO PROTECT HIGH QUALITY AND IRRIGATED AGRICULTURAL LAND SURROUNDING MAFFRA, FROM URBAN ENCROACHMENT

**ED9** Rezone land within the township boundary for residential or non-residential purposes to discourage encroachment within productive agricultural land.

**ED10** Protect agricultural land and leverage off the recent modernisation of the MID to unlock agribusiness growth, investment and employment opportunities particularly in the dairy and intensive horticulture sectors.

##### OB18 TO SUPPORT INDUSTRIAL GROWTH IN MAFFRA'S EXISTING EMPLOYMENT AND INDUSTRIAL PRECINCTS

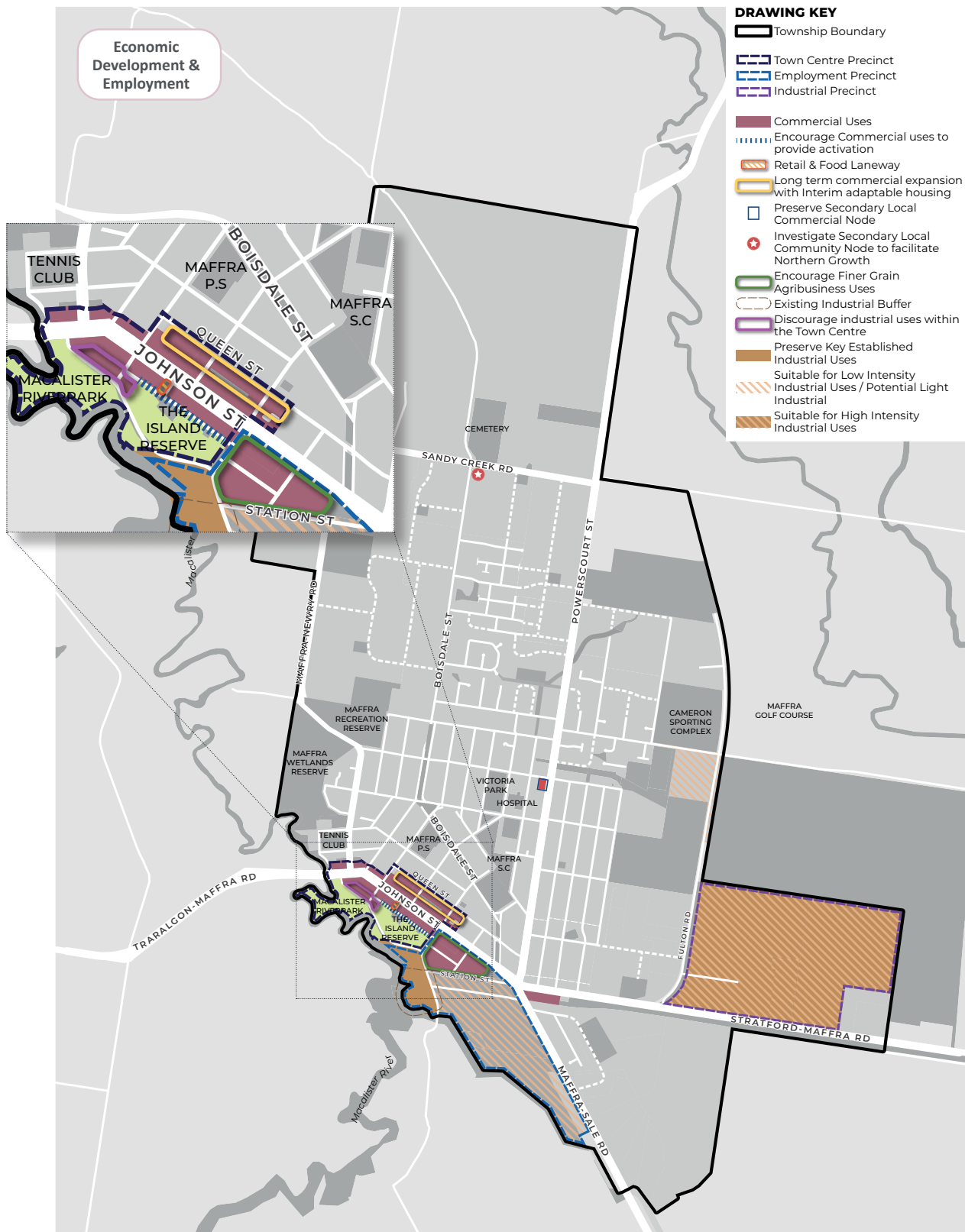
**ED11** Preserve and support the continued use and development of established industrial uses (Saputo facility), located within the 'Employment' precinct, and confine future expansion within existing zoned land in accordance with Figure 23. Note that any development in this area will require SRW approval.

**ED12** Encourage and expand low intensity industrial uses (such as warehouses, stock distribution, etc) that do not have adverse impacts on adjacent sensitive uses and township arrival experience, in accordance with Figure 23.

**ED13** Direct high intensity industrial uses to the Fulton Road 'Industrial' precinct to ensure industrial uses do not create adverse amenity impacts on sensitive uses such as residential areas.

**ED14** Strengthen Maffra's existing employment base by facilitating large lot sizes through the expansion of the industrial precinct to the east of Fulton Road.

Figure 23: Theme 4 – Economic Development & Employment Plan





### 3.4.2 TOURISM & COMMUNITY

Maffra will continue to service its residents and surrounding townships through its distinctive tourism and community assets. The Cameron Sporting Complex is a key attraction for sports and recreation and is a competitive advantage for Maffra in the region. Tourists are drawn to Maffra to attend a diverse range of events such as the Maffra Mardi Gras, Maffra Community Market and Maffra Lawn Tennis Club's Annual Easter Tournament. The Maffra Motor Museum is a key feature of the entry into Maffra and also provides for recreational vehicle parking.

The Plan will ensure that Maffra will provide a range of attractions and events to the community and visitors, through community spaces and facilities. As the township grows, additional community facilities may be required to support future populations and encourage more people to explore within Maffra.

#### OBJECTIVES & STRATEGIES

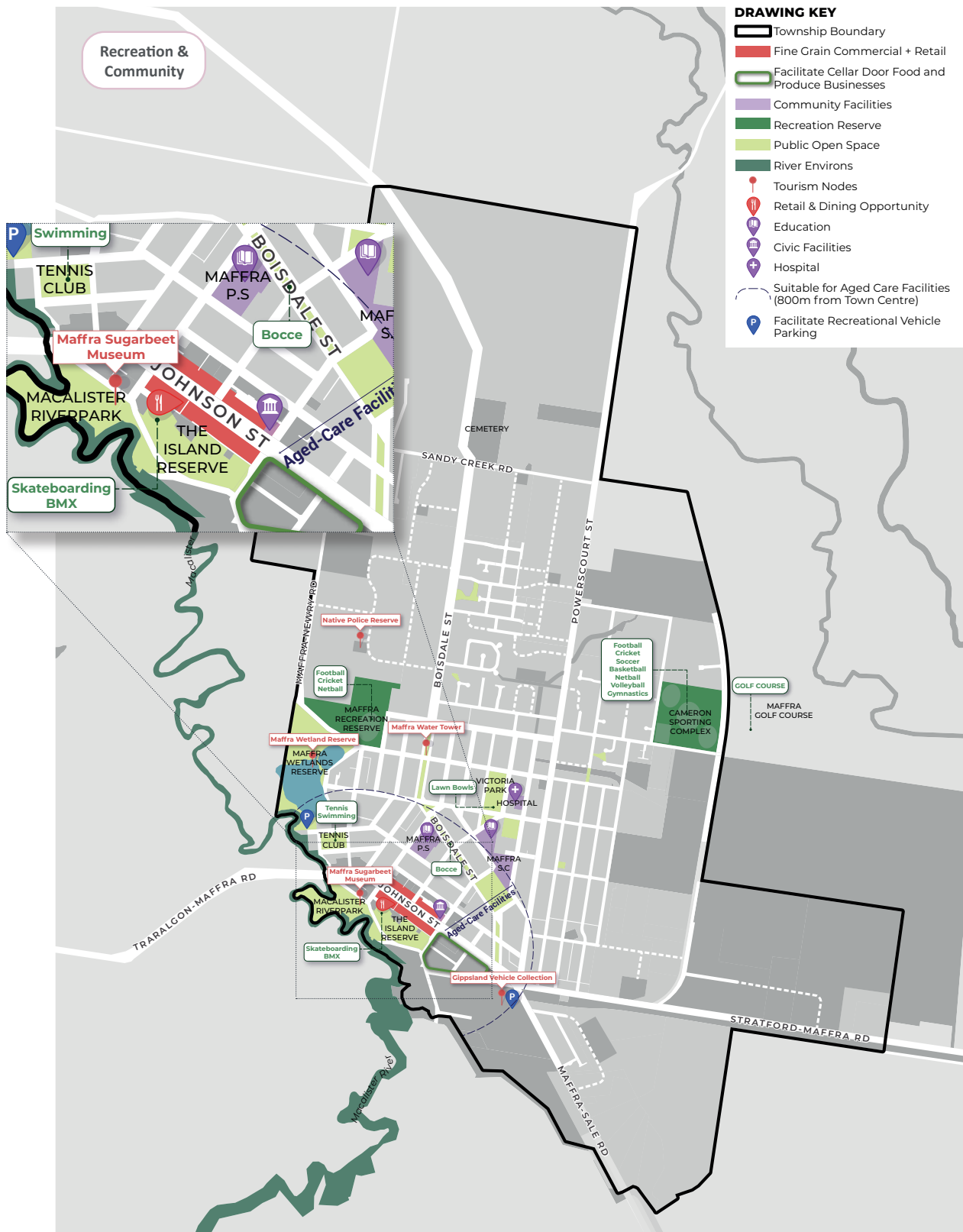
##### OB19 TO ESTABLISH MAFFRA AS THE GATEWAY TO CENTRAL GIPPSLAND AND A DESTINATION TO VISIT FOR SHOPPING, EVENTS AND FOOD

- .....
- TC1** Define tourism nodes within Maffra that relate to its cultural or environmental heritage by improving wayfinding and signage.
- .....
- TC2** Encourage short stay accommodation and parking provision for recreational vehicles within proximity to Maffra 'tourism nodes', as identified on Figure 24.
- .....
- TC3** Celebrate local agriculture by facilitating cellar door experiences for food and produce based businesses as identified on Figure 24.
- .....
- TC4** Support community events and festivals that celebrate local food, culture and businesses of Maffra and the broader Gippsland Region.
- .....
- TC5** Support a dedicated space for the existing Maffra Community Market within 'The Island Reserve'
- .....

##### OB20 TO ENSURE MAFFRA'S RECREATION AND COMMUNITY INFRASTRUCTURE SUPPORTS THE NEEDS OF A GROWING COMMUNITY

- .....
- TC6** Reinforce the ongoing role and value of existing recreational infrastructure, including Cameron Sporting Complex and Maffra Recreation Reserve.
- .....
- TC7** Plan for aged care facilities and retirement living within close proximity to the town centre and the South-Eastern Growth area, as identified on Figure 24.
- .....
- TC8** Consider the need for new community facilities to support the proposed growth and development, as part of any future rezoning.
- .....
- TC9** Ensure suitable provision for additional off-street car parking at community facilities such as Maffra Secondary College and consider formalising car parking to improve amenity and reduce vast paved areas in accordance with **ESD3**.
- .....

Figure 24: Theme 4 – Tourism & Community Plan



### 3.4.3 ENVIRONMENT & SUSTAINABLE DESIGN

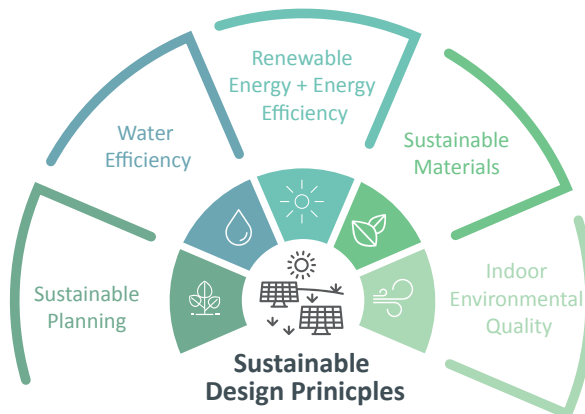
As temperatures rise and water becomes scarce, the change in climate will have significant impacts on buildings and public spaces. New developments and buildings within Maffra will be encouraged to adopt best practice sustainability measures to ensure Maffra is ready and protected from future climate conditions.

Streets and public spaces throughout Maffra will contribute to the greener and cooler neighbourhoods through greater planting of canopy trees, and improved stormwater re-use and harvesting. This will reduce **urban heat island effect** and lower the demand on other means of irrigation.

In addition, future developments (both residential and non-residential) within Maffra will need to consider bushfire risk planning (particularly north-east of the township boundary). As such, the Plan has been informed by State and local bushfire planning policy requirements to minimise bushfire risk and build better resilience within the Maffra community.

#### urban heat island effect

*Hard surfaces that are not provided with enough shade can contribute to extreme ground level temperatures, both during the day and at night. By reducing the amount of heat that can be stored in Maffra's streets, footpaths and buildings, the cooler our neighbourhoods will be during hot days and nights.*



#### OBJECTIVES & STRATEGIES

##### OB21 TO ENSURE FUTURE DEVELOPMENTS STRENGTHEN MAFFRA'S RESILIENCE TO BUSHFIRE

**ESD1** Ensure new development has regard to the *Design Guidelines Settlement Planning at the Bushfire Interface* (Department of Environment, Land, Water and Planning, July 2020)

**ESD2** Ensure future rezoning proposals adequately assess bushfire risk in consultation with the Country Fire Authority (CFA) and Council.

##### OB22 TO GREEN AND COOL MAFFRA IN RESPONSE TO A CHANGE IN CLIMATE

**ESD3** Create cooler streets and attractive green spaces through the planting of canopy trees (targeting a 30% canopy cover within the town) along key streets as identified in Figure 25 and consider local species that are suitable for Maffra's change in climate.

**ESD4** Reduce the level of hard and paved surfaces in streets, car parks and public spaces, and use alternative materials that lower pavement temperatures and increase permeability as identified on Figure 26.

##### OB23 TO ENCOURAGE ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT (ESD) IN EXISTING AND FUTURE RESIDENTIAL AREAS AND NON-RESIDENTIAL BUILDINGS

**ESD5** Encourage a holistic approach to sustainable water use and management with consideration for the future climate conditions of Maffra, by undertaking the following in future growth areas and developments:

- Require development in the Northern and South-East growth areas to provide drainage infrastructure in accordance with the drainage strategy outlined in Figure 13 and Table 2 and Table 3 of Theme 1 – Directing and Unlocking Growth.
- Investigate the ability to reuse excess stored water for irrigation on open spaces and reserves, at times when water is scarce.
- Support innovation and sustainable drainage solutions that achieve a net community benefit i.e. biodiversity improvements, pedestrian connection etc.

**ESD6** Ensure new residential and non-residential development achieve best practice integrated water management principles such as increasing the level of impervious surfaces to install equipment and installing equipment/measures that recycle or harvest rainwater on site.

**ESD7** Encourage environmentally sustainable design within Maffra's commercial and industrial precincts, and both established and future residential neighbourhoods as outlined in the *Sustainable Subdivisions Framework*.

**ESD8** Achieve best practice waste management, including recycling, e-waste and re-use to new non-residential developments.

**ESD9** Encourage all future developments to adopt best practice ESD performance standards as outlined in the *Sustainable Subdivisions Framework*.

**ESD10** Incorporate sustainable design principles into established community buildings and ensure new buildings are site responsive, contemporary and achieve **sustainable design principles**.

Figure 25: Theme 4 – Environment & Sustainable Design Plan

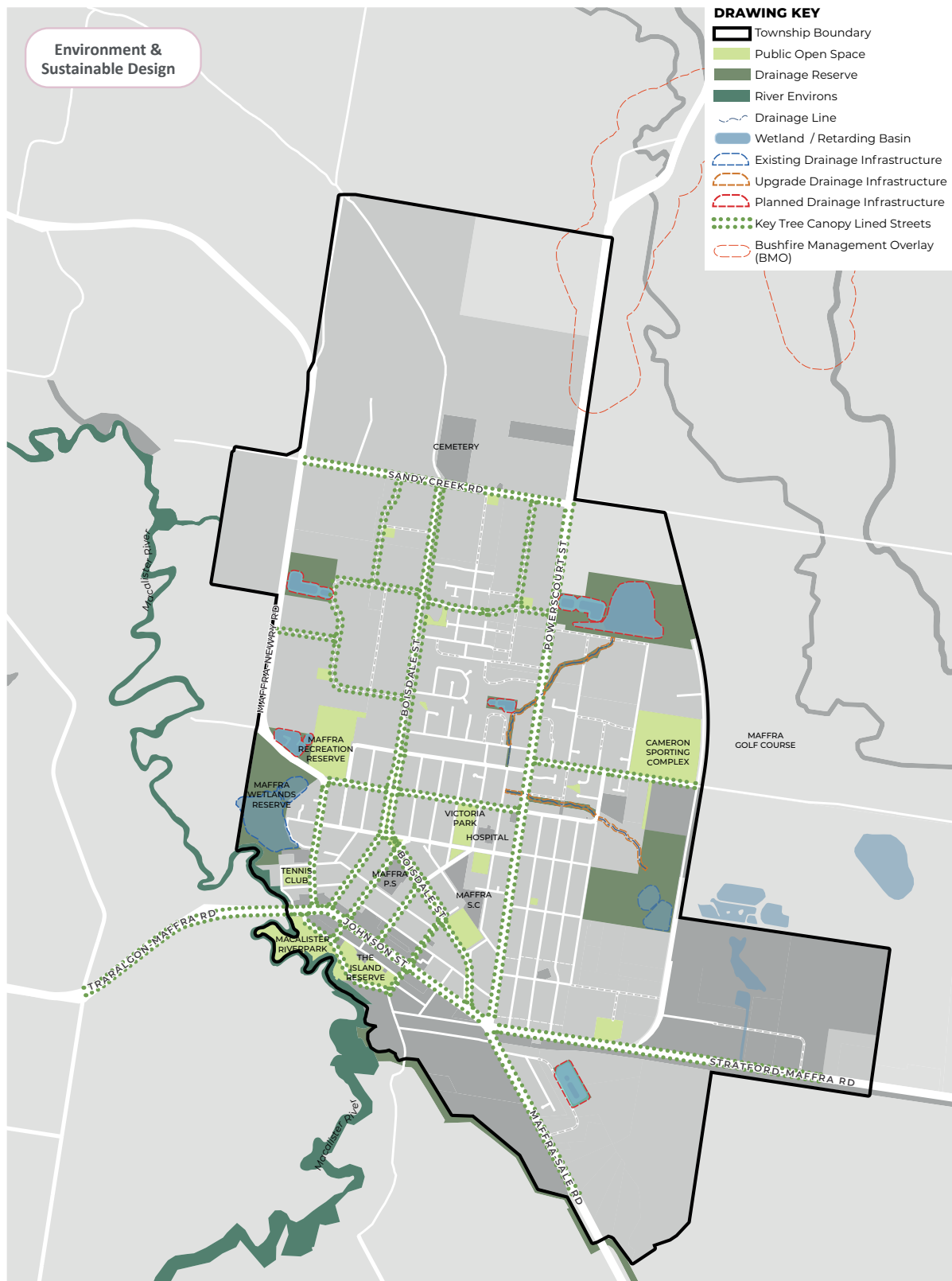
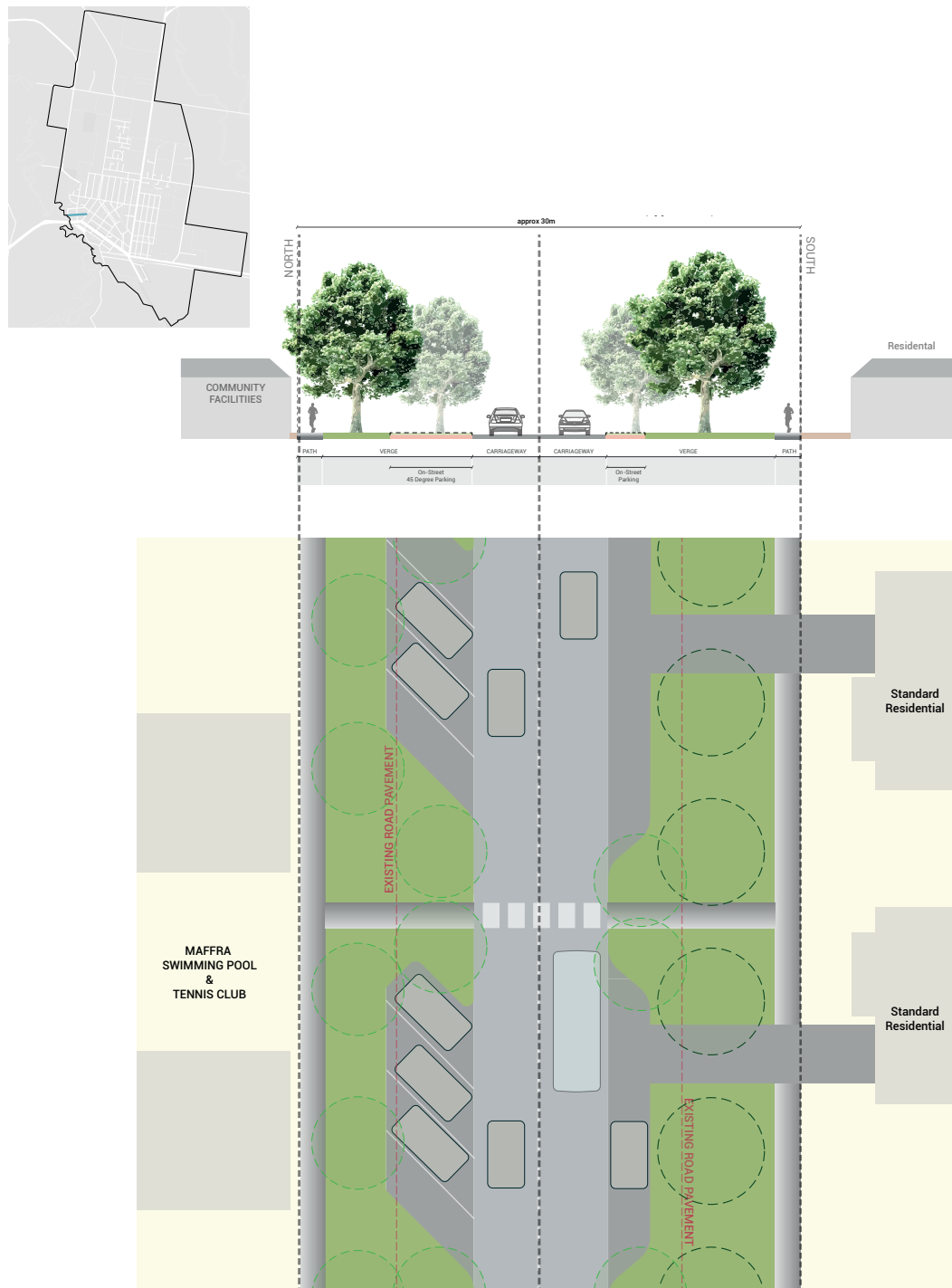


Figure 26: Reduced Pavement Diagram – Duke Street Cross Section – between River St & McMillan St



### 3.4.4 THEME 4 ACTIONS

- A30** Review Local Planning Policy of the *Wellington Planning Scheme* to explore new sustainability objectives and strategies relating to Environmentally Sustainable Design.
- A31** Review and update zones and overlays for the Town Centre, Employment and Industrial Precincts, in accordance with the proposed zoning and overlay plan shown in Figure 27 and Figure 28 of *Part 4 – Next Steps and Implementation*.
- A32** Review Local Planning Policy of the Wellington Planning Scheme to potentially explore implementing new sustainability objectives and strategies relating to Environmentally Sustainable Design.
- A33** Rezone and correct zoning anomalies within the town centre that do not reflect its role as a commercial centre for a range of retail, hospitality, offices and civic uses in accordance with Appendix 7 of the *Maffra Structure Plan 2022*.
- A34** Undertake a review of community infrastructure needs (including the provision of additional schools and childcare facilities) to meet the needs of the growing community.
- A35** Develop and promote a program for annual community, food and sporting events in collaboration with the 'Maffra Business & Tourism Association', the local community groups, businesses and sporting clubs.
- A36** Encourage implementing the *Sustainable Subdivisions Framework* to mitigate the impacts of climate change and ensure the delivery of sustainable developments.
- A37** Engage with Gippsland Water to review the feasibility of irrigating trees and open spaces with excess stored water in retarding basins and wetlands.
- A38** Council to consider applying the Environmental Audit Overlay (EAO) to 87 Powerscourt Street, Maffra in collaboration with EPA and landowner.
- A39** Investigate potential options for the redevelopment (Greenfield) of the Maffra District Hospital, including residential aged care and community rehabilitation.

Maffra will be a *self-sustaining town* as a key leader in agribusiness, food production and environmental sustainability, providing its community with more places to work and meeting their day-to-day needs.

## PART 4. NEXT STEPS & IMPLEMENTATION

### OVERVIEW

The level of growth anticipated in the Plan will require significant investment from both the public and private sector. It is therefore important that the required short, medium and long-term investment set out in the Plan can be funded and delivered.

This section outlines an implementation plan that will be developed following the finalisation of the Plan. The implementation plan will outline the steps required to implement each of the identified actions.

Each of the four themes has a set of strategies and objectives, which have a number of actions for Council. These are dependent upon being resourced either in terms of staffing or capital commitment e.g. drainage upgrades. The review of the Council Plan occurs every four years and budgets are set annually. All implementation actions are subject to future resourcing and prioritisation to be determined by Council.



*Key Local Road*



## 4.1 COUNCIL ADOPTION OF THE PLAN

The Plan will be issued to Council for formal adoption.

### 4.1.1 MONITORING & REVIEW

It is recommended that the Plan initially be reviewed every 5 to 10 years. This will ensure the immediate actions outlined in the document are relevant and consistent with Council policies, the Wellington Planning Scheme and Council Plans.

### 4.1.2 IMPLEMENTATION SUMMARY

The implementation summary below sets out the implementation priorities and method to facilitate residential development.

In the short term, the implementation process will focus on three (3) key actions:

1. Adopt the Maffra Structure Plan
2. Prepare and confirm infrastructure requirements and agreements
3. Undertake Planning Scheme Amendment Process

### 4.1.3 PRE-CONDITIONS PRIOR TO REZONING

This Plan identifies a number of growth precincts (refer to *Theme 1 – Directing and Unlocking Growth*) to accommodate new residential development.

Table 4 below summarises the rationale for each potential residential outcome that are proposed to be applied within Maffra.

Table 4: Preconditions and justification for key growth precincts and areas.


POTENTIAL RESIDENTIAL OUTCOME	PROPOSED ZONE	GROWTH PRECINCTS / AREAS	ZONE INTENT AND PRE-CONDITIONS
 <b>Residential Growth</b>	General Residential Zone (GRZ)	Precincts A, B, C, D and E	<ul style="list-style-type: none"> <li>A diverse range of lot sizes that provide for a range of housing choice.</li> <li>Encourage larger lots interfacing Powerscourt Street to limit direct access (Precincts A and D).</li> <li>Development to be generally in accordance with Figure 12 and Figure 13 of the <i>Maffra Structure Plan 2022</i>.</li> <li>Demonstrated ability to service the precinct with the required infrastructure in a timely and efficient manner without causing undesirable impacts on adjoining/nearby land.</li> <li>Development to be consistent with the objectives and strategies outlined in <i>Maffra Structure Plan 2022</i>.</li> <li>Apply new Development Plan Overlay to manage the delivery of future potential residential growth.</li> </ul>
 <b>Lifestyle Residential</b>	Low Density Residential Zone (LDRZ)	Precincts A, B and E	<ul style="list-style-type: none"> <li>Ensure lot sizes reflect the established residential character, landscape and locality.</li> <li>Demonstrated ability to service the precinct with the required infrastructure in a timely and efficient manner without causing undesirable impacts on adjoining/nearby land.</li> <li>Encourage larger lots interfacing Powerscourt Street to limit direct access (Precinct A)</li> <li>Development to be consistent with the objectives and strategies outlined in <i>Maffra Structure Plan 2022</i>.</li> <li>Apply new Development Plan Overlay to manage the delivery of future potential lifestyle residential.</li> </ul>
 <b>Rural Residential</b>	Rural Living Zone (Schedule subject to further investigation)	Area north of Sandy Creek Road as identified in Figure 12 of the <i>Maffra Structure Plan 2022</i>	<ul style="list-style-type: none"> <li>Ensure lot sizes reflect lifestyle residential outcomes and provide a transition from urban areas to agricultural uses.</li> <li>Demonstrated ability to service the area with the required infrastructure in a timely and efficient manner without causing undesirable impacts on adjoining/nearby land.</li> <li>Extend existing Development Plan Overlay 1 (DPO1) to manage the delivery of future potential rural residential.</li> <li>Development to be consistent with the objectives and strategies outlined in <i>Maffra Structure Plan 2022</i>.</li> </ul>

#### 4.1.4 STRUCTURE PLAN ACTIONS


Achieving the Vision and Objectives for Maffra will, amongst other things, require clear and logical planning controls. The implementation of planning tools including zones, overlays and local policies into the Wellington Planning Scheme are key components of any Structure Plan.

<i>Key actions to achieve the preferred use and future built form outcomes for Maffra as outlined in this Plan</i>		<i>Priorities organised into high, medium or low</i>	<i>Identifies the key stakeholder (s) responsible for driving the action i.e. Council, key stakeholders or the community</i>	
NO.	ACTION	PRIORITY	IMPLEMENTATION TYPE	RESPONSIBILITY
<b>THEME 1 Directing &amp; Unlocking Growth</b>			<p>There are two implementation types.</p> <p><b>1. Statutory implementation</b> Involves review of and potential changes to the Wellington Planning Scheme (i.e. changes to policy, zones and/or overlays), or actions that are undertaken as part of the planning permit application process.</p> <p><b>2. Non-statutory implementation</b> Refers to measures such as master planning, further strategic work, studies, public works, relationship building and advocacy.</p>	

NO.	ACTION	PRIORITY	IMPLEMENTATION TYPE	RESPONSIBILITY
 <b>THEME 1 Directing &amp; Unlocking Growth</b>				
A1	Review and amend Local Planning Policy of the <i>Wellington Planning Scheme</i> to reflect the objectives and strategies of the <i>Maffra Structure Plan 2022</i> , including updates to the 'Maffra Strategy Plan' and recognition of the need for proactive co-ordination and shared funding of infrastructure.	High	Statutory	Council
A2	Review and update the <i>Maffra Drainage and Integrated Water Management Strategy</i> (Alluvium, 2020) and <i>65 Maffra–Sale Road Stormwater Management Strategy</i> (Alluvium, 2021), as required, prior to future rezoning.	High	Non-Statutory	Council
A3	Update existing sub-catchment wide drainage strategy (including costings) as part of the future rezoning of the north and south-eastern growth precincts identified in <i>Figure 13</i> and generally in accordance with <i>Table 2</i> and <i>Table 3</i> .	High	Non-Statutory	Council
A4	Prepare a high-level strategic Servicing Strategy for the Residential Growth Areas in consultation with Gippsland Water, Southern Rural Water and other service authorities based on the identified growth areas of the <i>Maffra Structure Plan 2022</i> .	High	Non-Statutory	Council
A5	Consider forward funding of key drainage infrastructure as outlined in the <i>Residential Stocktake and Facilitation Strategy (2022)</i> , <i>Maffra Drainage and Integrated Water Management Strategy</i> (Alluvium, 2020) and <i>65 Maffra–Sale Road Stormwater Management Strategy</i> (Alluvium, 2021), having regard to any future Shire-wide policy regarding procurement of public infrastructure.	High	Non-Statutory	Council
A6	Investigate and implement a development contributions mechanism that facilitates the funding and delivery of key infrastructure (land and construction) as identified within the proposed Northern Growth Precinct and South-Eastern Growth Precinct ( <i>Table 2</i> and <i>Table 3</i> ) and as outlined on the proposed Growth Precinct Plan ( <i>Figure 13</i> ).	High	Non-Statutory	Council
A7	Review and update zones and overlays once a development contributions mechanism has been prepared or an infrastructure funding agreement has been reached for the Northern Growth Precinct and the South-Eastern Growth Precinct, in accordance with the proposed planning controls plan shown in <i>Figure 27</i> and <i>Figure 28</i> of Part 4 – Next Steps and Implementation of the <i>Maffra Structure Plan 2022</i> .	Medium	Statutory	Council
A8	Extend existing Development Plan Overlay 1 (DPO1) to include the area north of Sandy Creek Road (to be proposed Rural Living Zone 5 (RLZ5)) and remove DPO1 on areas within Precincts A–D of the Northern Growth Area and Precinct E of the South-Eastern Growth Precinct in accordance with the proposed planning controls plan shown in <i>Figure 27</i> and <i>Figure 28</i> of Part 4 – Next Steps and Implementation of the <i>Maffra Structure Plan 2022</i> .	Medium	Statutory	Council
A9	Apply a new Development Plan Overlay to Precincts A–D of the Northern Growth Area and Precinct E of the South-Eastern Growth Precinct to manage the delivery of future potential residential growth, and to implement the relevant objectives and strategies of the <i>Maffra Structure Plan 2022</i> .	Medium	Statutory	Council

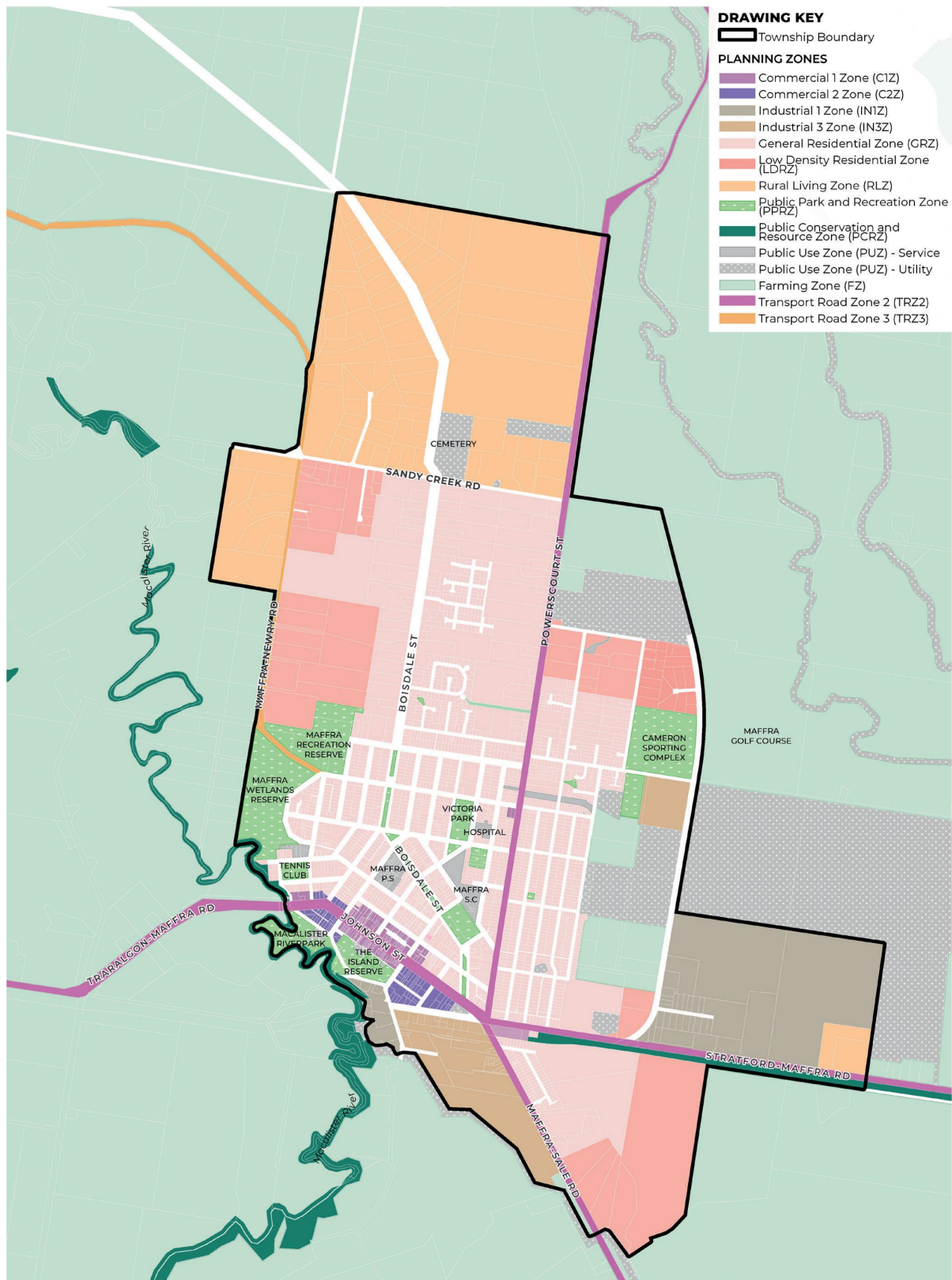
NO.	ACTION	PRIORITY	IMPLEMENTATION TYPE	RESPONSIBILITY
 <b>THEME 2 Maffra's Identity &amp; Character</b>				
A10	Prepare an Urban Design Framework for the Town Centre precinct that is generally in accordance with the objectives and strategies of the <i>Maffra Structure Plan 2022</i> and principles outlined in Figure 18.	High	Non-Statutory	Council & Community
A11	Investigate the use of a Design and Development Overlay across the Town Centre Precinct to implement the Maffra Town Centre – Urban Design Framework.	High	Statutory	Council
A12	Extend Design and Development Overlay – Schedule 1 to future ‘Employment’ and ‘Industrial’ growth areas, as identified in Figure 28 of Part 4 – Next Steps and Implementation.	High	Statutory	Council
A13	Investigate and advocate for additional street upgrades along Johnson Street – between Foster Street and Thomson Street, with a focus on pedestrian shelter, places to rest and interact, and end of trip facilities.	Medium	Non-Statutory	Council & Community
A14	Require large residential greenfield developments to prepare <i>Building and Design Guidelines</i> , that reflect preferred built form outcomes, theming, and landscaping.	Medium	Non-Statutory	Council
A15	Undertake a review of the existing Indigenous cultural heritage controls which apply to the former Green Hills Native Police Reserve site and the Macalister River Environs.	Medium	Non-Statutory	Council
A16	Prepare an engagement plan with the Gunaikurnai Land and Waters Aboriginal Corporation, Maffra and District Historical Society and other community groups in facilitation of various cultural programs.	Medium	Non-Statutory	Council
A17	Undertake a review and develop a ‘Significant Tree Register’ of key canopy lined street trees as identified on Figure 17 to protect any identified significant trees.	Medium	Non-Statutory	Council
A18	Undertake a tree planting program or strategy for streets and public spaces.	Medium	Non-Statutory	Council
A19	Engage with DoT and other stakeholders to support planning and delivery of the improvements to ‘Township Arrival Streetscapes’.	Medium	Non-Statutory	Council & DoT
A20	Review and implement wayfinding, shared path upgrades and signage opportunities from the Town Centre precinct through to the Macalister River.	Low	Non-Statutory	Council
A21	Prepare a public art strategy for Maffra, with a focus on engaging with traditional owners and local artists.	Low	Non-Statutory	Council
A22	Council to review and explore a potential heritage precinct overlay.	Low	Statutory	Council



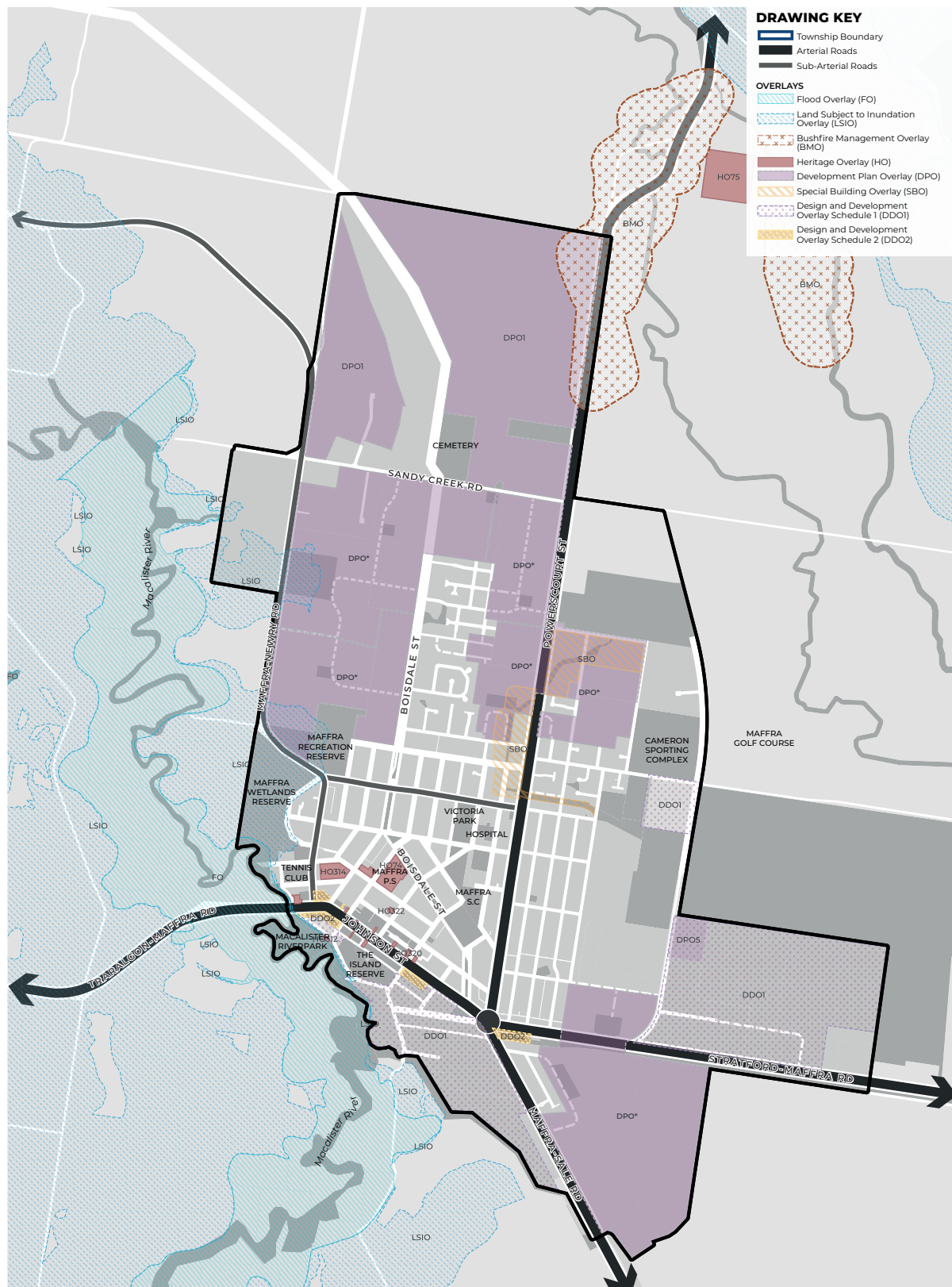
NO.	ACTION	PRIORITY	IMPLEMENTATION TYPE	RESPONSIBILITY
 <b>THEME 3 Meaningful &amp; Safe Connections</b>				
A23	Advocate for the redirection of the heavy vehicle bypass route to Sandy Creek Road to the Department of Transport (DoT) in accordance with Strategy <b>VM6</b> and outlined on Figure 20.	High	Non-Statutory	Council & DoT
A24	Undertake a Traffic Impact Assessment (or similar) based on the Maffra Structure Plan area to confirm transport infrastructure needs and upgrades in consultation with all relevant stakeholders.	Medium	Non-Statutory	Council
A25	Advocate for funding for the future extension of Boisdale Street 'Green Spine', to Sandy Creek Road.	Medium	Non-Statutory	Council
A26	Advocate for funding to undertake upgrades to improve the function and safety of intersections identified at <b>VM5</b> .	Medium	Non-Statutory	Council & DoT
A27	Advocate for a reduction in speed limits along relevant sections of Powerscourt Street to 60km/hr (as indicated in Figure 20) and along Johnson Street to 40km/hr (between Foster Street and Thomson Street).	High	Non-Statutory	Council
A28	Advocate to DoT for the expansion of Maffra's local and regional bus services, exploration of flexible, alternative transport services such as community buses and upgrades to existing and proposed bus stops identified in Figure 21.	Medium	Non-Statutory	Council
A29	Investigate funding options to complete new shared path connections as identified at <b>AT4</b> .	Low	Non-Statutory	Council

NO.	ACTION	PRIORITY	IMPLEMENTATION TYPE	RESPONSIBILITY
 <b>THEME 4 A Self-sustaining Town</b>				
A30	Review Local Planning Policy of the <i>Wellington Planning Scheme</i> to explore new sustainability objectives and strategies relating to Environmentally Sustainable Design.	High	Statutory	Council
A31	Review and update zones and overlays for the Town Centre, Employment and Industrial Precincts, in accordance with the proposed zoning and overlay plan shown in Figure 27 and Figure 28 of <i>Part 4 – Next Steps and Implementation</i> .	High	Statutory	Council
A32	Review Local Planning Policy of the <i>Wellington Planning Scheme</i> to potentially explore implementing new sustainability objectives and strategies relating to Environmentally Sustainable Design.	Medium	Statutory	Council
A33	Rezone and correct zoning anomalies within the town centre that do not reflect its role as a commercial centre for a range of retail, hospitality, offices and civic uses in accordance with Appendix 7 of the <i>Maffra Structure Plan 2022</i> .	Medium	Statutory	Council
A34	Undertake a review of community infrastructure needs (including the provision of additional schools and childcare facilities) to meet the needs of the growing community.	Medium	Non-Statutory	Council
A35	Develop and promote a program for annual community, food and sporting events in collaboration with the 'Maffra Business & Tourism Association', the local community groups, businesses and sporting clubs.	Medium	Non-Statutory	Council
A36	Encourage implementing the <i>Sustainable Subdivisions Framework</i> to mitigate the impacts of climate change and ensure the delivery of sustainable developments.	Medium	Non-Statutory	Council
A37	Engage with Gippsland Water to review the feasibility of irrigating trees and open spaces with excess stored water in retarding basins and wetlands.	Low	Non-Statutory	Council & Gippsland Water
A38	Council to consider applying the Environmental Audit Overlay (EAO) to 87 Powerscourt Street, Maffra in collaboration with EPA and landowner.	Low	Statutory	Council & EPA
A39	Investigate potential options for the redevelopment (Greenfield) of the Maffra District Hospital, including residential aged care and community rehabilitation.	Low	Non-Statutory	Council

Figure 27: Proposed Zoning Plan



*Figure 28: Proposed Overlay Plan*



\*DPO number to be determined





*Corner of Pearson Street and Church Street*

## 4.2 KEY INFRASTRUCTURE PROJECTS & FUNDING

The Plan has identified the need to deliver new infrastructure to Maffra in order to facilitate new commercial and retail development, housing, recreation, and community services, over the next 20 years.

Implementation of the Plan will require a range of infrastructure to be funded and delivered. The majority of the infrastructure will need to be funded by developers however, other funding sources may also become available.

The projects identified by the Plan that will require funding are as follows:

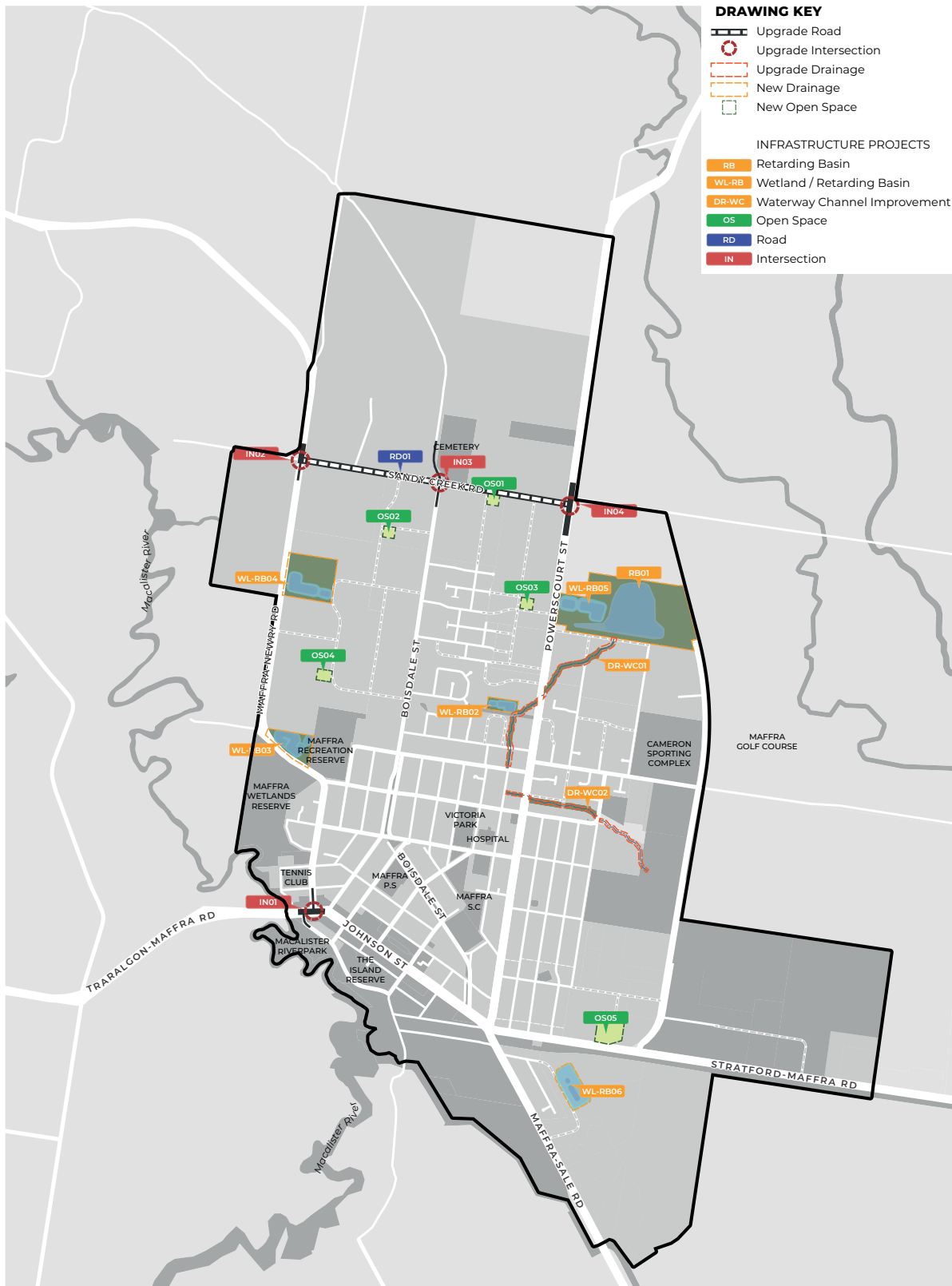
Table 4 Potential Key Infrastructure Projects & Funding

INFRASTRUCTURE PROJECTS TYPE	REFERENCE NO.	POTENTIAL RESPONSIBILITY	POTENTIAL FUNDING MECHANISM	PRIORITY (Low, Medium or High)
Retarding Basin	RB01	Council	Local Government Funding	High
	WL-RB02	Developer	DCP or Agreement	High
Wetland / Retarding Basin	WL-RB03	Council / Developer	DCP or Agreement	High
	WL-RB04	Developer	DCP or Agreement	Medium
	WL-RB05	Developer	DCP or Agreement	Medium / Low
	WL-RB06	Developer	DCP or Agreement	Low
	DR-WC01	Developer	DCP or Agreement	High
Waterway Channel Improvement	DR-WC02	Council / Developer	Local Government Funding	Low
	OS01	Developer	DCP or Agreement	High
Open Space	OS02	Developer	DCP or Agreement	Medium
	OS03	Developer	DCP or Agreement	Medium
	OS04	Developer	DCP or Agreement	Medium
	OS05	Developer	DCP or Agreement	Low
Road	RD01	Council	Local Government Funding	Medium
Intersection*	IN01	Council	State Funding	High
	IN02	Council	Local Government Funding	Medium
	IN03	Council	Local Government Funding	Medium
	IN04	Council	State Funding	Medium

\*Intersections IN01 and IN04 may be eligible for State funding.



Figure 29: Potential Key Projects Plan



#### 4.2.1 'PUBLIC INFRASTRUCTURE PROCUREMENT' MODEL

Maffra's existing infrastructure capacity is almost exhausted which has stifled new residential development and land release opportunities. As identified in the Maffra Structure Plan, the Plan requires coordinated efforts to fund and deliver infrastructure in order to unlock new residential, commercial and industrial areas.

Wellington Shire Council has recognised that infrastructure capacity limitations and other issues associated with the scale of development means that assistance is required to fund and deliver infrastructure, specifically drainage upgrades, to facilitate housing development (as identified in Theme 1 – Directing and Unlocking Growth).

Council has considered its role and has resolved to adopt a proactive approach to support development by adopting a policy position whereby developers can apply to obtain financial assistance to support delivery of infrastructure (land and/or construction) that is of shared benefit.

This forward funding approach of key infrastructure projects is designed to assist in overcoming 'pioneer' developer problems and will enable costs of infrastructure to be recovered from developers once development is underway.

Figure 30 provides an overview of how the 'public infrastructure procurement model' could be implemented.

This model is based on the City of Greater Shepparton 'Procurement of Public Infrastructure Works Policy', which guides decisions relating to the funding and delivery of required infrastructure in key growth areas.

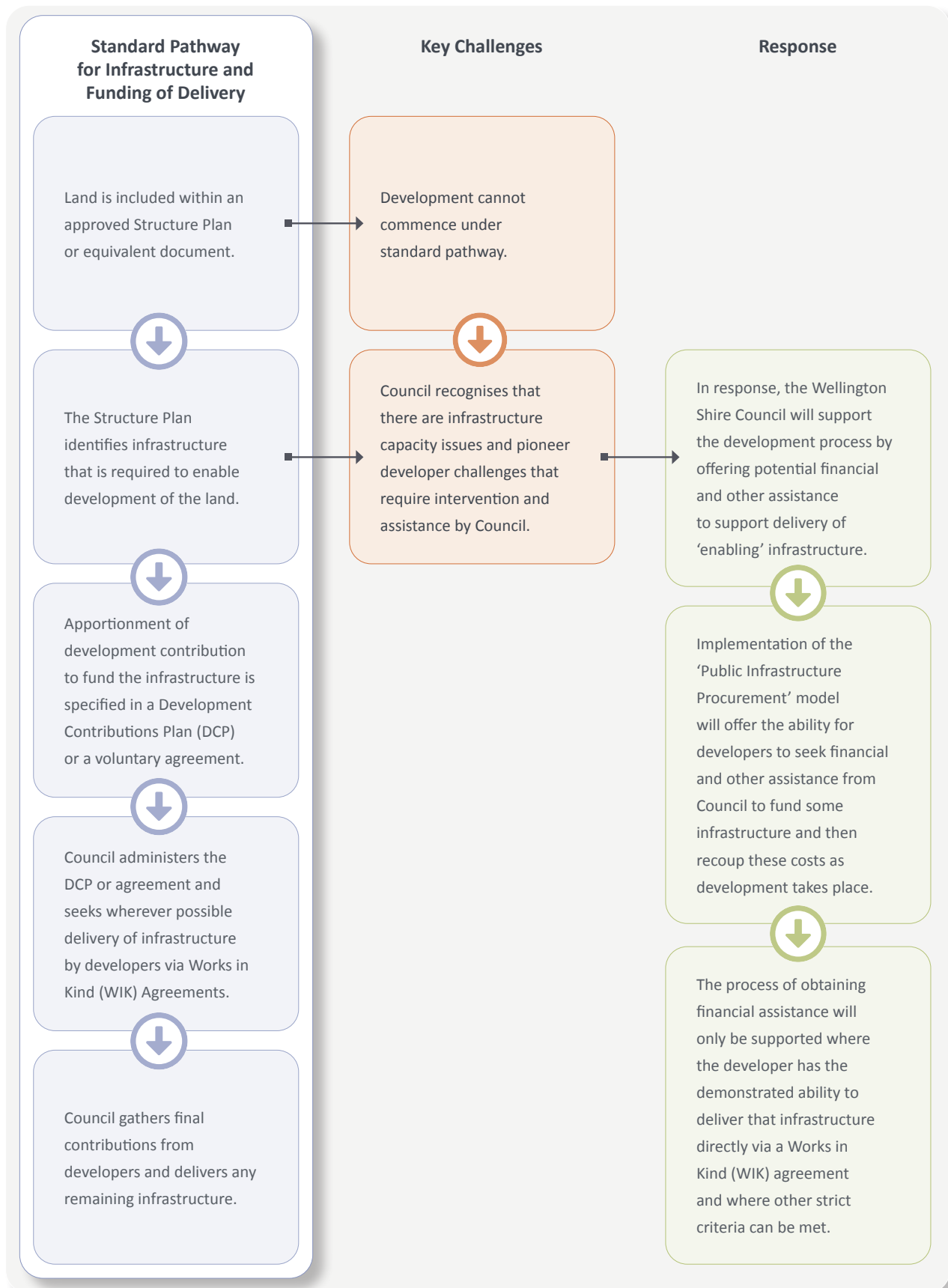


The *Residential Stocktake and Facilitation Strategy* (formally adopted at Council's meeting on 1 February 2022) identifies options for Wellington Shire Council to better facilitate and proactively assist with the release of residential land.

The strategy provides an overview of work undertaken, a summary of key implications, consultation findings, and the recommended approach.

It is important to note that Council is developing a potential 'Public Infrastructure Procurement' Model for Wellington Shire for future Council consideration.

Figure 30: Standard Pathway for Infrastructure Funding of Delivery, Key Challenges and Response



## PART 5. APPENDICES

### APPENDIX 1.

#### LIST OF RELEVANT LITERATURE AND DOCUMENTS

The main sources of policy and strategic work that helped us understand the key messages and directions for Maffra included the following:

- Gippsland Regional Plan, 2015–2020
- Gippsland Regional Growth Plan, 2014
- Movement and Place in Victoria, 2019
- Urban Development Program – Regional Residential Report, 2013
- Wellington Planning Scheme (including Clause 21.06 Maffra Strategic Framework)

#### Municipal Documents

- Age Friendly Communities Strategy, 2018–2022
- Economic Development Strategy, 2016–2022
- Healthy Wellington, 2017–2021
- Public Open Space Plan, 2014–2024
- Urban Paths Plan, 2019
- Wellington 2030: Our Community Vision Document – Wellington Shire Council
- Wellington Shire Council Plan, 2017–21
- Wellington Shire Rural Zones Review Vol 1 & 2, 2009
- Wellington Shire Stage 2 Heritage Study Vol 1 & 2, 2016

#### Local Documents

- Residential and Rural Residential Strategy, Maffra and Environs District Report, 2003
- Residential Stocktake and Facilitation Strategy, 2022
- Significant Planning Permits and Development Plans
- Yarram, Maffra and Stratford Industrial Land Strategy, 2011

#### Technical Documents

- 65 Maffra–Sale Road Stormwater Management Strategy, Alluvium, June 2021
- Maffra Drainage and Integrated Water Management Strategy, Alluvium, September 2020
- Maffra Structure Plan – Discussion Paper & Emerging Directions, March 2021
- Residential Land Supply & Demand Assessment, Maffra, Spatial Economics, October 2020

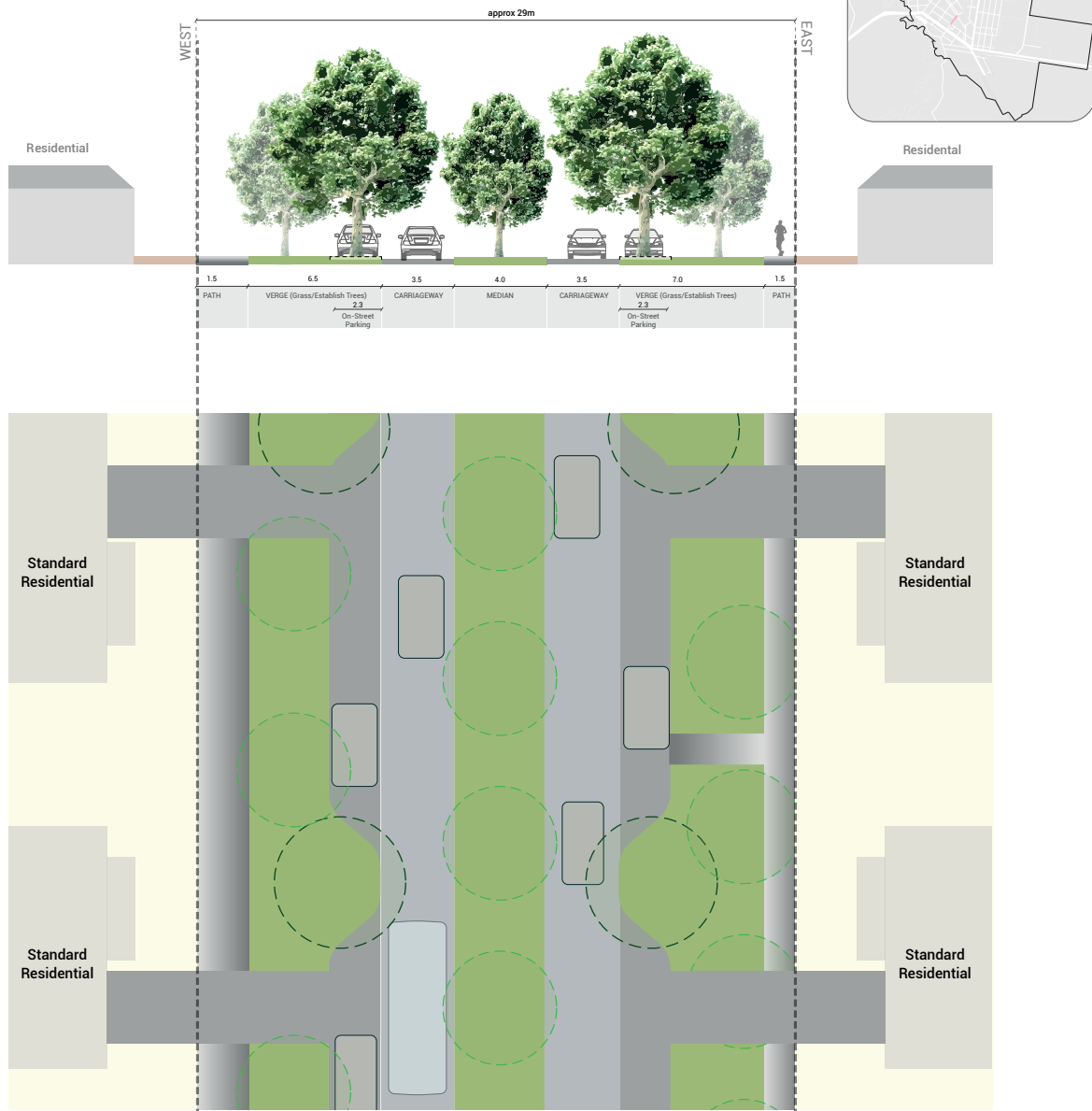
## APPENDIX 2.

## INDICATIVE CROSS-SECTIONS

Figure 31: Sandy Creek Road Cross Section – between Maffra Newry Rd &amp; Powerscourt St



Figure 32: Fosters Street Cross Section – between Boisdale St & Queen St





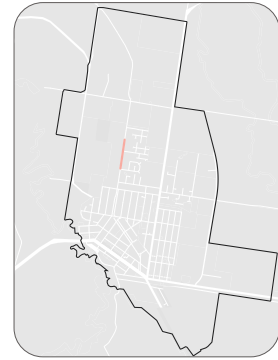
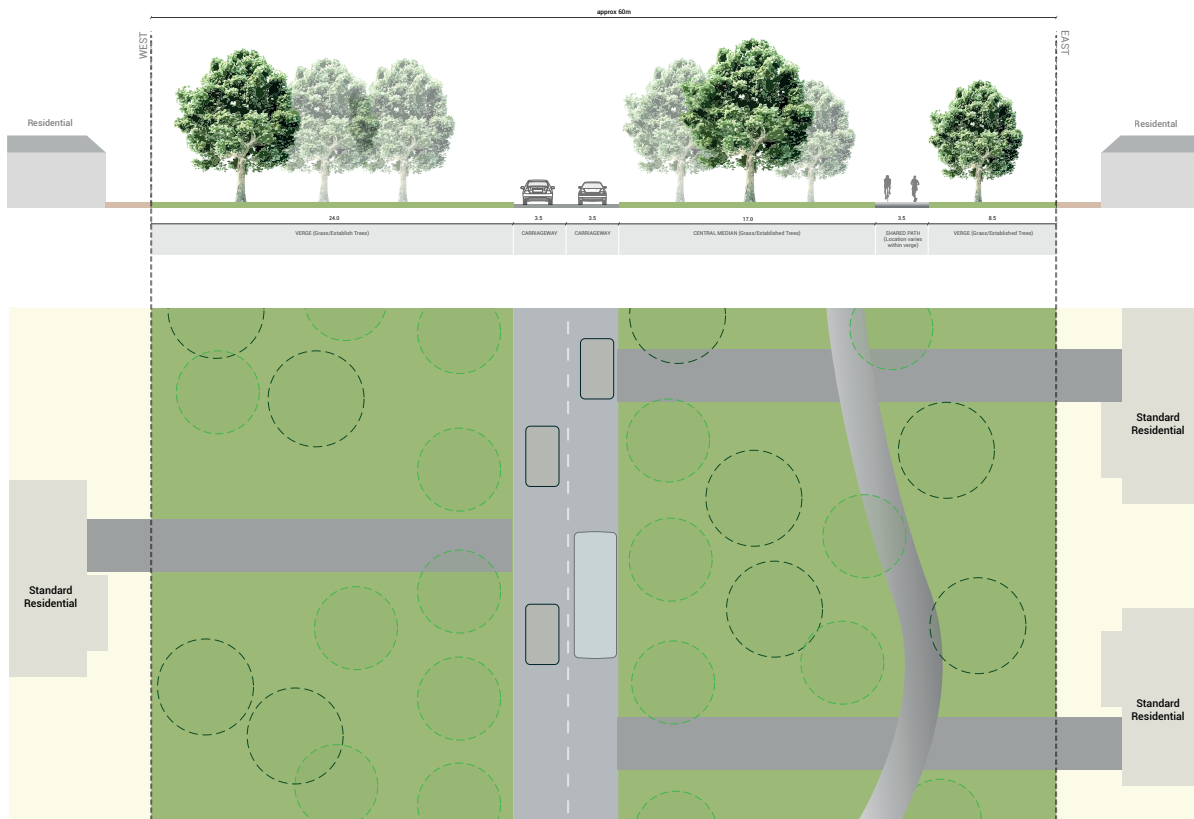


Figure 33: Boisdale Street Cross Section – between Hillcrest Drive & Cedarwood Drive



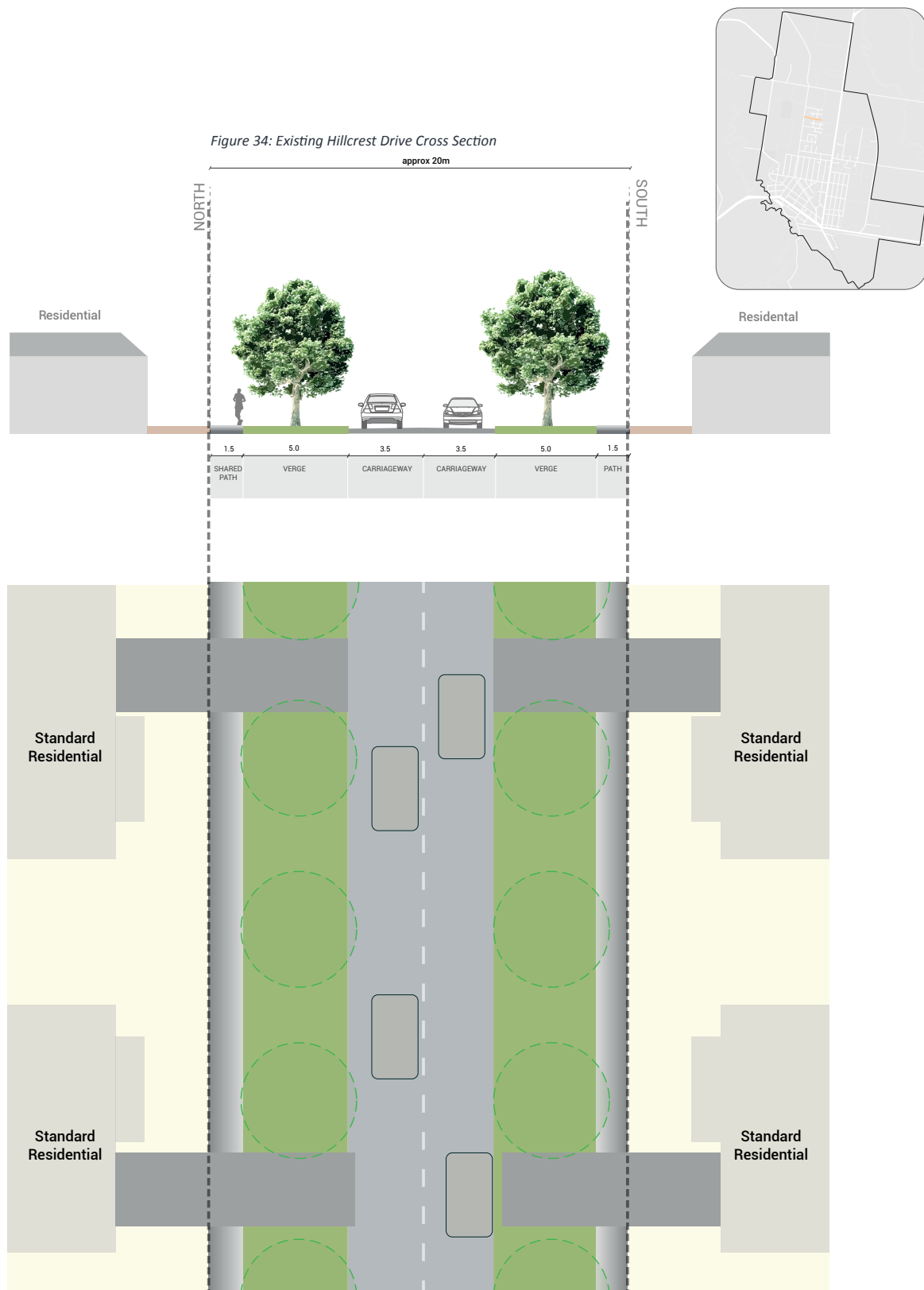


Figure 35: Proposed Key Local Road Cross Section

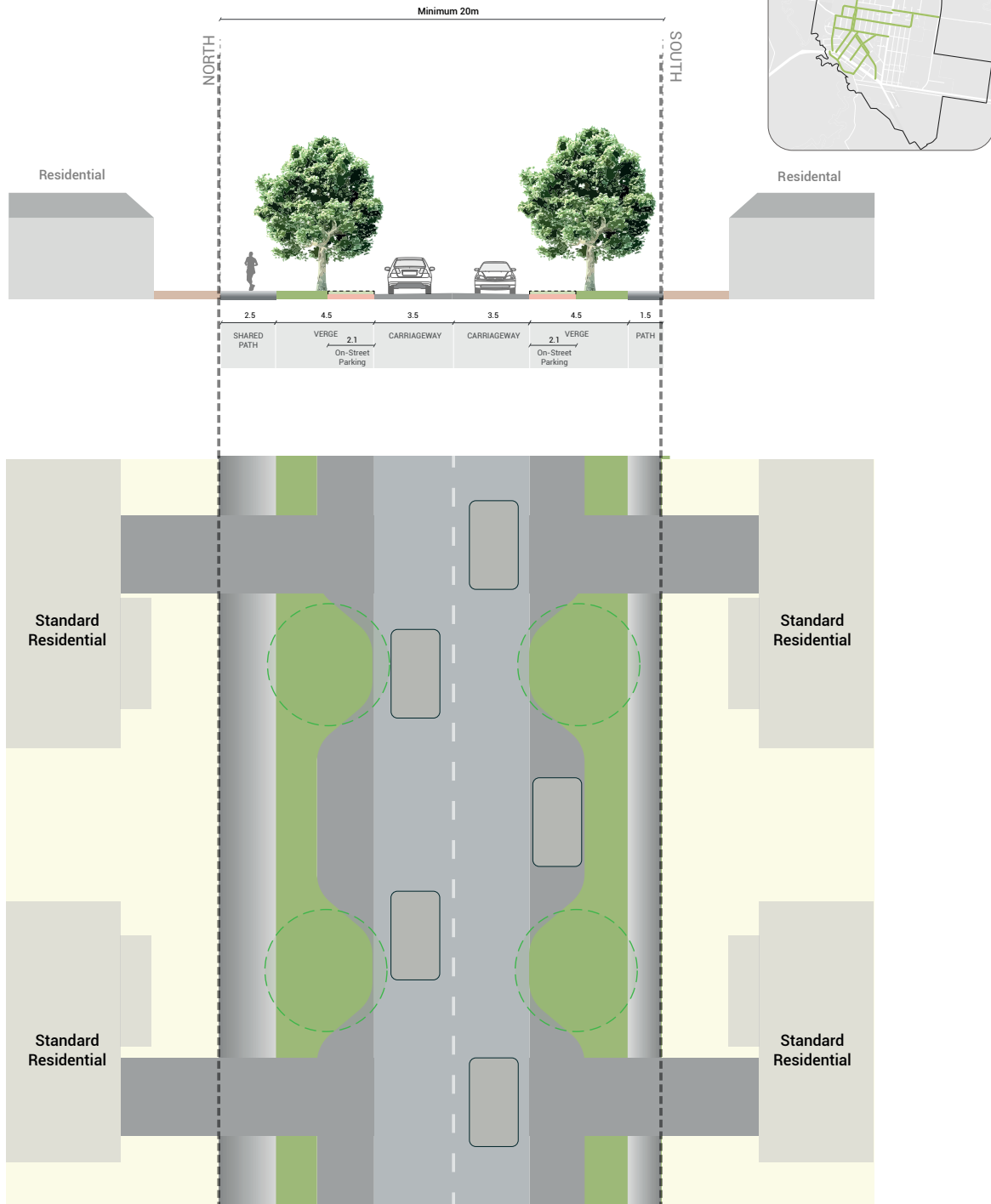
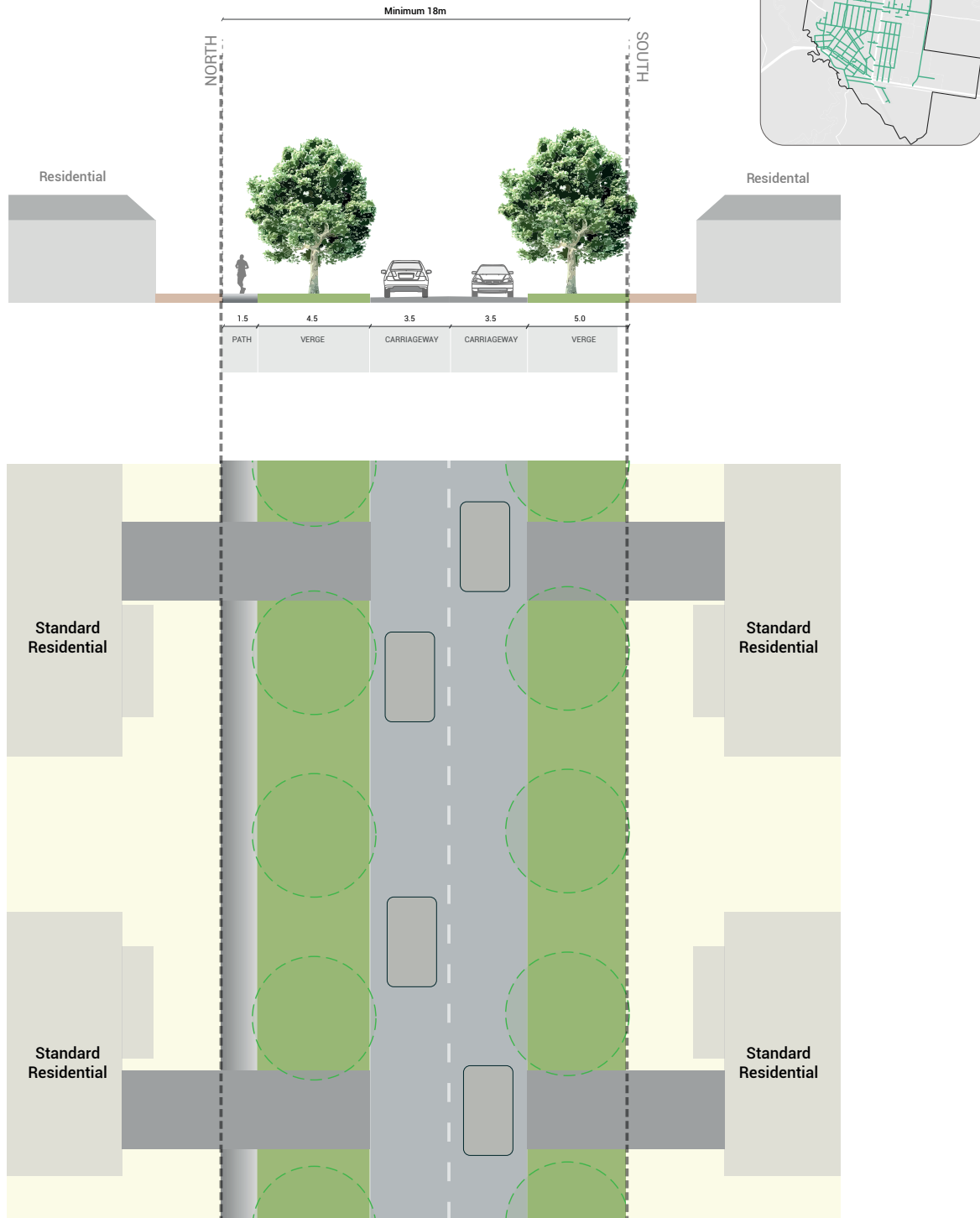


Figure 36: Proposed Local Road Cross Section





*Industrial Buildings and Saputo (former Murray Goulburn Cooperative)*

## APPENDIX 3.

### COMMUNITY & LOCAL INDUSTRY ENGAGEMENT OUTCOMES

The Plan has been developed in consultation with the Maffra community, Wellington Shire Council and other relevant stakeholders. Due to Covid-19 restrictions throughout most of 2020, early engagement activities were unable to be undertaken in person, such as workshops or round-table discussions. Online consultation was used up until a brief easing of restrictions in March 2021.

Consultation activities that have occurred as part of the Plan process include:

#### PRELIMINARY CONSULTATIONS

##### Maffra Residential Growth Landowner Survey (2019):

- Key landowners were invited to provide a response to a survey on considerations and general interest in redevelopment of their land and to understand the likelihood of residential zoned land being developed into the future.

*A summary of the Landowner Survey and targeted consultation can be found in the Maffra Structure Plan – Discussion Paper & Emerging Directions (March 2021) which was released during Consultation (Round 1).*

##### Targeted online workshops (June 2020):

- The objective of the targeted consultation to was gain existing knowledge, understand the range of issues, opportunities, and constraints within Maffra from the perspective of relevant internal stakeholders, external agencies and stakeholder groups.

Figure 37: Community Drop-in Session, 23 March 2021





## CONSULTATION ON MAFFRA STRUCTURE PLAN – DISCUSSION PAPER & EMERGING DIRECTIONS (MARCH 2021)

### A community drop-in session (23 March 2021):

- Wellington Shire Council held a 4-hour community drop-in session at the Maffra Memorial Hall to discuss issues and opportunities and gather feedback and further information from the community on the *Maffra Structure Plan – Discussion Paper & Emerging Directions* (March 2021).

### Submission on the *Maffra Structure Plan – Discussion Paper & Emerging Directions* (March 2021) (8 March 2021 to 19 April 2021):

- The community and key stakeholders were invited to make a submission on the *Maffra Structure Plan – Discussion Paper & Emerging Directions* (March 2021) over a 6-week period via the 'Your Wellington Your Say' page, email or letter.
- A total of 15 written submissions were received.

### Survey on the *Maffra Structure Plan – Discussion Paper & Emerging Directions* (March 2021) (8 March 2021 to 19 April 2021):

- The community was invited to undertake a survey to collect feedback on the *Maffra Structure Plan – Discussion Paper & Emerging Directions* (March 2021) over a 6-week period via the 'Your Wellington Your Say' page or collected from Council's Library (for those who did not have access to the internet).
- A total of 28 surveys (3 hard copies and 24 online) were completed.
- The survey was used as an engagement tool to provide the community with an opportunity to provide feedback on their priorities for Maffra. The survey comprised a variety of questions that focused on the future vision for Maffra and the four (4) Emerging Directions for Maffra.

## CONSULTATION ON THE DRAFT MAFFRA STRUCTURE PLAN (NOVEMBER 2021)

### Submission on the Draft *Maffra Structure Plan* (15 November 2021 to 17 January 2022):

- The community and key stakeholders were invited to make a submission on the Draft *Maffra Structure Plan* over a 9-week period via the 'Your Wellington Your Say' page, email or letter.
- A total of 33 submissions were received.

### Community information stand (6 December 2021 and 8 December 2021):

- Wellington Shire Council officers were available at an information stand in front of Woolworths (Maffra) to provide the community further information, and to gather feedback on, the Draft *Maffra Structure Plan*.

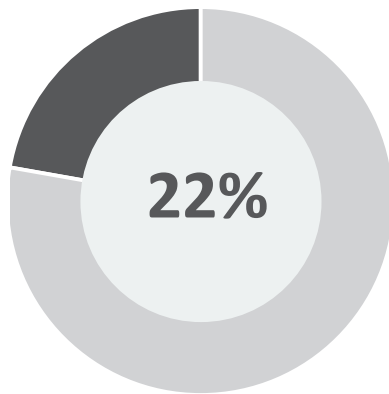
## APPENDIX 4.

## COMMUNITY CONSULTATION

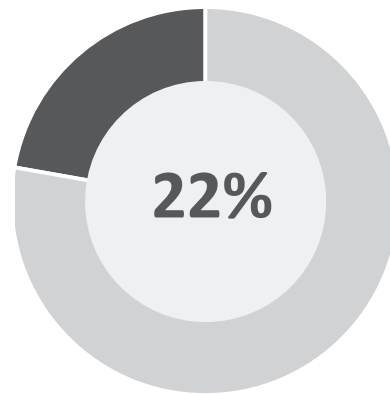
## SUMMARY OF SURVEY RESPONSES

What you told us

Which of the following do you think are important in order to support the future growth of Maffra?



New and integrated residential growth supported by required infrastructure

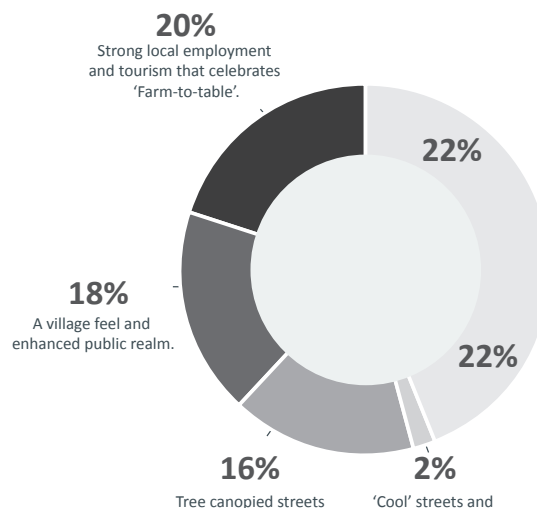


Green and accessible open spaces and streets.

## EMERGING VISION FOR MAFFRA

There was wide recognition to ensure Maffra remains as a friendly small country town with a strong sense of community and small country town feel – a great place to live, grow up in and raise a family.

- ✓ The need for more land development for housing and affordable living including increased aged care facilities.
- ✓ There was support for new development to emphasise on sustainability, wide roads, planting of trees and other vegetation, water capture for local spaces.
- ✓ The need for easy access to services and local amenities i.e. medical and allied health, recreational facilities, sporting clubs, walking areas, open spaces and parks.
- ✓ There was consensus for more walking paths/trails, better public transportation options and parks within Maffra particularly on the north side of town.



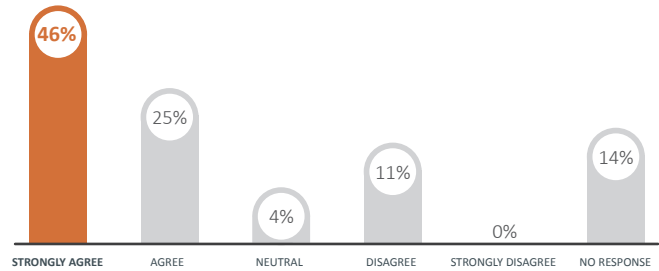
## THEME 1

**Directing & Unlocking Growth**

To create new residential development supported by infrastructure?



Do you generally agree with the aspirations of Theme 1?

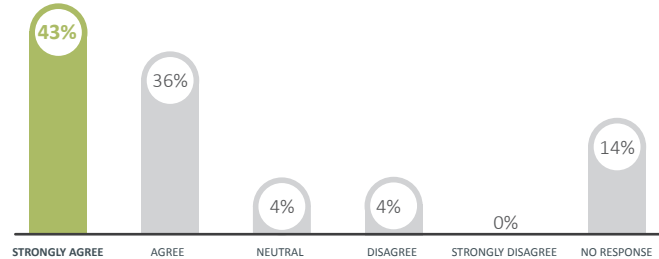


Do you generally agree with the aspirations of Theme 2?

## THEME 2

**Maffra's Identity & Character**

Strengthen the sense of belonging and character through public spaces, streets and buildings?

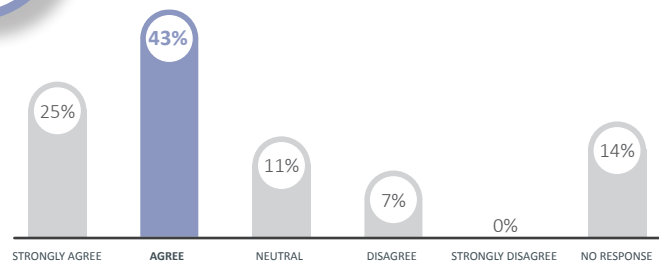


Do you generally agree with the aspirations of Theme 3?

## THEME 3

**Meaningful & Safe connections**

To create accessible and green links to open space, facilities and key areas/ points within and across the town?

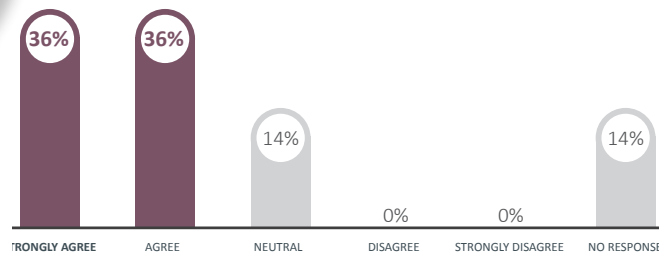


Do you generally agree with the aspirations of Theme 4?

## THEME 4

**A self-sustaining town**

Enhance self-reliance to grow employment, create attractions and foster sustainable initiatives?



## APPENDIX 5.

## MAFFRA STRUCTURE PLAN

## DISCUSSION PAPER &amp; EMERGING DIRECTIONS (MARCH 2021) FLYER

## Maffra Structure Plan

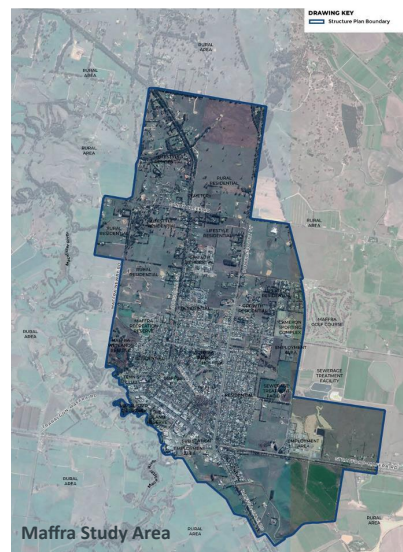
Maffra Discussion Paper  
& Emerging Directions

Wellington Shire Council is currently preparing the **Maffra Structure Plan** that will be a strategic land use planning framework to manage growth, facilitate change and guide infrastructure delivery in Maffra over the next 20 years.

The **Maffra Discussion Paper & Emerging Directions** is the first step in the Maffra structure planning process that summarises the context of the Maffra study area, teases out key issues and opportunities that affect Maffra, and explores an emerging vision and a set of key emerging directions.

To find out more and view the **Maffra Discussion Paper & Emerging Directions**, please visit the 'Your Wellington Your Say' page (link shown below in blue):

<https://your.wellington.vic.gov.au/maffrastructureplan>



# We want to hear from you.

Wellington Shire Council invites the community and all stakeholders to make a submission on this Discussion Paper for the Maffra Structure Plan during the public consultation period from **8 March 2021 to 19 April 2021**.

## Have your say in one of the following ways:

- 1 Fill out the online submission form on the 'Your Wellington Your Say' page at:  
<https://your.wellington.vic.gov.au/maffrastructureplan>
- 2 Send a written submission to the following address:  
Strategic Planning Team, Wellington Shire Council  
18 Desailly St, PO Box 506, SALE Victoria 3850
- 3 If you would like to discuss the project in more detail, or ask any questions:  
Please contact the Strategic Planning Team via **1300 366 244** or email [planning@wellington.vic.gov.au](mailto:planning@wellington.vic.gov.au)

- 4 At the same time we are seeking community feedback on the emerging directions via an online survey. We want to further understand what Maffra means to the community as a place to live, work or visit.

The **online survey** is located on the 'Your Wellington Your Say' page. Alternatively, please contact the Strategic Planning Team on **1300 366 244** to be sent a printed copy of the survey to complete.

- 5 Wellington Shire Council will host a **community drop-in session** about the **Maffra Discussion Paper & Emerging Directions**

**When:** Tuesday, 23 March 2021\*  
**Time:** 2:00pm – 6:00pm\*  
**Where:** Maffra Memorial Hall,  
11 Foster St, Maffra VIC 3860

\*Please keep your eye on Council's website for any possible updates or changes to the drop-in session that may arise from changes in COVID restrictions.




## APPENDIX 6.

## MAFFRA STRUCTURE PLAN

## DRAFT MAFFRA STRUCTURE PLAN (NOVEMBER 2021) FLYER


# MAFFRA

# STRUCTURE PLAN




Wellington Shire Council is currently preparing the *Maffra Structure Plan*. The Plan will provide a long-term strategic vision and a clear planning framework to ensure future development occurs in appropriate locations over the next 20 years.


The draft *Maffra Structure Plan* outlines four (4) key themes:




**THEME 1**  
Directing & Unlocking Growth



**THEME 3**  
Meaningful & Safe Connections



**THEME 2**  
Maffra's Identity & Character




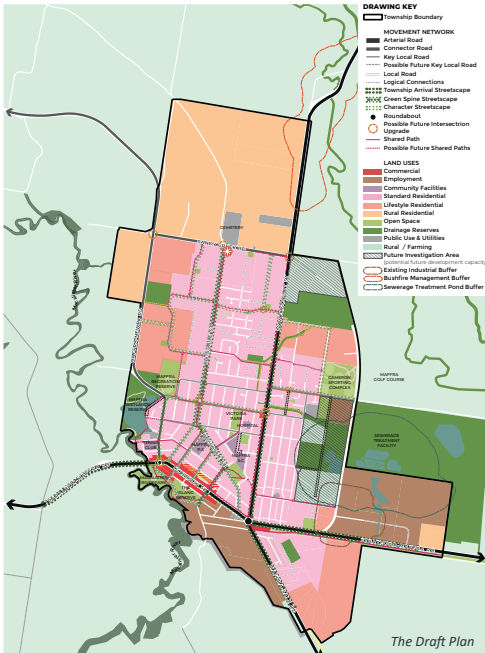
**THEME 4**  
A self-sustaining town

The draft *Maffra Structure Plan* is a draft version of the Plan for you to read and provide feedback.

Comments and feedback received for the draft *Maffra Structure Plan* will, where appropriate, be used to guide and inform the preparation of the final *Maffra Structure Plan*.

To find out more and view the copy of the draft *Maffra Structure Plan*, you can visit Council's website.

 **Council's website**  
<https://www.wellington.vic.gov.au/planning-projects/maffra-structure-plan>



*The Draft Plan*

## We want to hear from you!

Wellington Shire Council invites the community and all stakeholders to make a submission on the *Maffra Structure Plan*.

Submissions will open  
**9am Monday 15 November 2021**  
 and close  
**5pm Monday 17 January 2022**

If you would like to discuss the project in more detail, or ask any questions:

Please contact the Strategic Planning Team via  
**1300 366 244** or email [planning@wellington.vic.gov.au](mailto:planning@wellington.vic.gov.au)

Submissions can be made in the following ways:

-  **Fill out the online submission form on Council's website**  
<https://www.wellington.vic.gov.au/planning-projects/maffra-structure-plan>
-  **Via email**  
 You can send your submission via email (titled 'Maffra Structure Plan Submission') to [planning@wellington.vic.gov.au](mailto:planning@wellington.vic.gov.au)
-  **Send a written submission**  
 Strategic Planning Team, Wellington Shire Council  
 18 Desailly St PO Box 506, SALE Victoria 3850
-  **In person drop-in session**  
 If health restrictions permit, Wellington Shire Council will host a in person drop-in session so you can speak to our project team directly to find out more. Details will be released on Council's website soon.

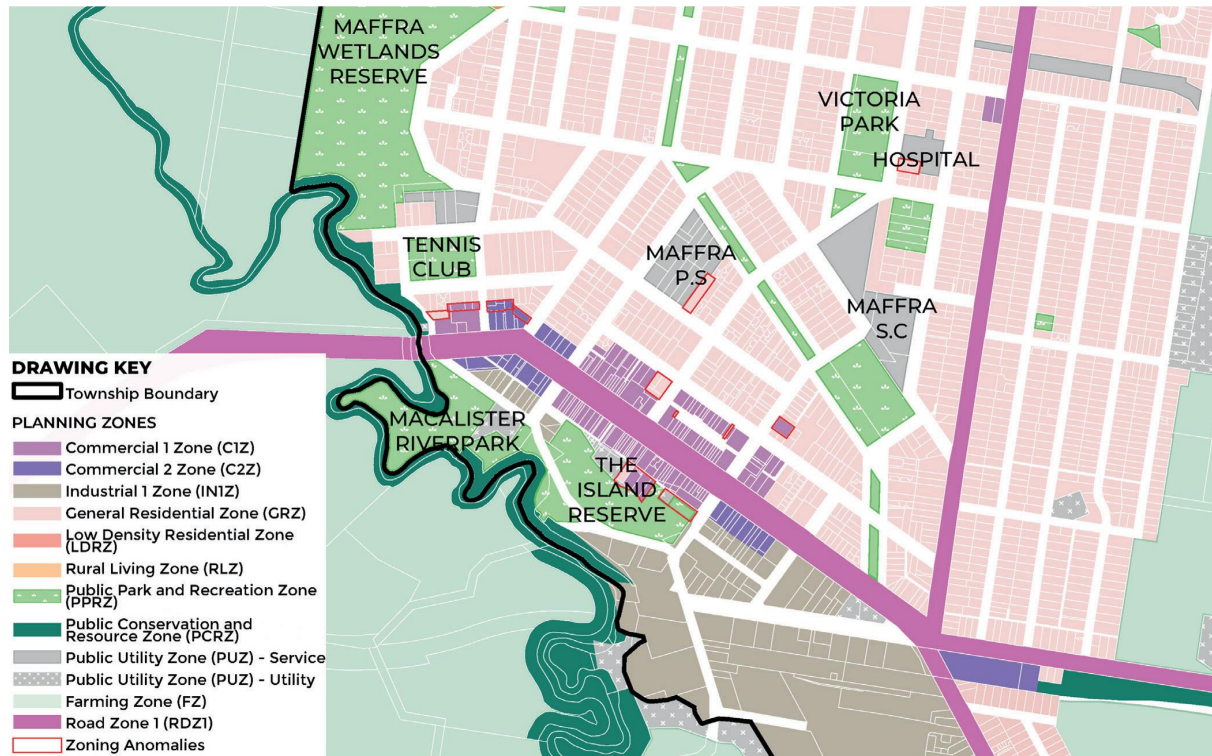
## APPENDIX 7.

## IDENTIFIED ZONING ANOMALIES

ADDRESS	CURRENT ZONE	REASONS FOR POTENTIAL ANOMALY	PLAN ROLE	RECOMMENDATION
Thomson Street (between Johnson and Queen Street)	GRZ & C1Z	Inconsistent use of zoning down middle of street	Local Street	No change
69 Mclean Street, Maffra	C1Z	Currently used as a residence	Local Convenience Centre	No change
49 Queen Street, Maffra	C1Z & PUZ	Small strip of PUZ6	Commercial (transition area)	Amend to be C1Z
3 Pearson Street, Maffra	PUZ6 & C1Z	C1Z doesn't follow lot boundaries	Commercial	Amend to be entirely C1Z
23–25 Queen Street, Maffra	GRZ1	GRZ doesn't reflect the role of the street as commercial	Commercial (transition area)	Amend to be entirely C1Z
102–106 Johnson Street, Maffra	PUZ6 & C1Z	C1Z not covering entire lot	Commercial	Amend to entire C1Z
35–47 Queen Street	C1Z	Residential land uses under C1Z, street characterised by Residential	Commercial (transition area)	No change
7 Queen Street, Maffra	C1Z	Residential land use	Commercial (transition area)	No change
28 Foster Street, Maffra	GRZ & C1Z	2 zones used across one lot – commercial use with communications tower	Residential	Amend to be entirely GRZ1
1 Mcmillan Street, Maffra	C2Z	Is this the appropriate zone for existing Residential area	Commercial	Amend to be entirely GRZ1
42–48 Kent Street, Maffra	PUZ3 & GRZ	Hospital not entirely under PUZ3	Medical Centre	Amend to be entirely PUZ3
22–28 Church Street, Maffra	PUZ2 & GRZ1	Part of the school is located within the GRZ1	School/Education	Amend to be entirely PUZ2
1d – 7 Duke Street, Maffra	C1Z & GRZ1	The rear of these lots are partially zoned C1Z, however Residential use	Residential	Amend to be entirely GRZ1
9 – 13 Duke Street, Maffra	C2Z & GRZ1	The rear of these lots are partially zoned C2Z, however Residential use	Residential	Amend to be entirely GRZ1
2 Johnson Street, Maffra	C1Z & GRZ1	Macalister Hotel site – carpark partially within GRZ1	Commercial	Amend to be entirely C1Z
20 Little Johnson Street, Maffra	GRZ1 & C1Z	Residential zone in a commercial area	Public Reserve	Amend to be entirely PPRZ



Figure 38: Proposed Zoning Anomalies



MAFFRA

# STRUCTURE PLAN

APRIL 2022

mesh



PREPARED BY MESH ON BEHALF OF WELLINGTON SHIRE COUNCIL

## 14.3. PROPOSED TENDER AWARD FOR MUNICIPAL AND ANIMAL SHELTER SERVICES

### ACTION OFFICER: MANAGER REGULATORY SERVICES

#### PURPOSE

The purpose of this report is for Council to consider entering into a contract for the Wellington Shire Council Municipal Pound and Animal Shelter Services.

#### PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

#### RECOMMENDATION

*That:*

- 1. Council adopt the recommendations contained in the attached confidential Tender Evaluation Report of the Council Meeting Agenda for Contract 2022-066 Municipal Pound and Animal Shelter Services; and***
- 2. The information contained in the confidential attachment Contract 2022-066 Municipal Pound and Animal Shelter Services and designated confidential under Section 3(1) Confidential Information of the Local Government Act 2020 by the General Manager Development on 29 April 2022 because it relates to the following grounds: (g)(ii) private commercial information, being information provided by a business, commercial or financial undertaking that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage; be designated confidential information under Section 3(1) Confidential Information of the Local Government Act 2020, except that once this recommendation has been adopted the name of the successful tenderer can be made public.***

#### BACKGROUND

The service is to renew that contract for the management of the Wellington Shire Municipal Pound and Animal Shelter Services. The management and administration include caring for impounded animals, collection of release and registration fees on behalf of Wellington Shire Council, providing emergency/respice care for animals whose owners are temporarily unable to, reuniting owners with their lost animals, and holding animals in accordance with relevant legislation.

The current contract is with Animal Aid, which have been managing the pound since 2010, employing staff and volunteers to effectively carry out the day-to-day operation of the service. Working with Animal Aid, Council currently has the highest successful rehoming and lowest euthanasia rates in Victoria. Council does not have the physical or financial resources available to offer this service directly.

The tender is for an initial period of five years with an additional two (2) years plus a further two (2) years at the sole discretion of Council. The successful contractor will be invited to provide updated rates prior to the commencement of any extension period.

This new contract involves a per annum increase of \$11,000 from August this year which equates to a 4.9% annual increase on the previous contract and then an annual CPI increase for subsequent years until the end of the contract. This increase has been included in the 22/23 draft budget.

## **ATTACHMENTS**

1. Confidential Header Contract 2022-066 Municipal Pound and Animal Shelter Services Contract [14.3.1 - 1 page]
2. CONFIDENTIAL REDACTED - Contract 2022-066 Municipal Pound and Animal Shelter Services Tender Evaluation Report [14.3.2 - 5 pages]

## **OPTIONS**

Council has the following options available:

1. Adopt the recommendations contained in the attached confidential Tender Evaluation Report for Contract 2022-066 Municipal Pound and Animal Shelter Services; or
2. Not enter into a contract and not proceed with this tender at this time.

## **PROPOSAL**

That Council adopt the recommendations contained in the attached confidential Tender Evaluation Report for Contract 2022-066 Municipal Pound and Animal Shelter Services.

## **CONFLICT OF INTEREST**

No staff and/or contractors involved in the compilation of this report have declared a conflict of interest.

## **COLLABORATION**

Pursuant to section 109(2) of the *Local Government Act 2020*, no collaborative opportunities have been identified for this one-off project.

## **FINANCIAL IMPACT**

Council have provided a budget for the nine-year period of this contract.

## **COMMUNICATION IMPACT**

The successful tenderer will continue maintaining the current communication strategies, which include a full-page article in the Wellington News, appearing in local newspapers and social media each week.

## **LEGISLATIVE IMPACT**

Wellington Shire Council is committed to ensuring the Contract tendering process complies with the *Local Government Act 1989*, *Local Government Act 2020* and the Victorian Local Government Code of Tendering.

## **COUNCIL POLICY IMPACT**

This contract is in line with Council's policies.

## **COUNCIL PLAN IMPACT**

The Council Plan 2021-25 Theme 4 "Services and Infrastructure" states the following strategic outcome:

**Strategic Outcome 4.2:** *"Services deliver operating efficiencies and best value."*

This report supports the above Council Plan Strategic outcome.

## **RESOURCES AND STAFF IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **COMMUNITY IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **ENVIRONMENTAL IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **ENGAGEMENT IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **RISK MANAGEMENT IMPACT**

This impact has been assessed and there is no effect to consider at this time.



WELLINGTON

SHIRE COUNCIL

*The Heart of Gippsland*

## ORDINARY COUNCIL MEETING 17 MAY 2022

On this day, 29 April 2022, in accordance with Section 66 Clause (2)(a) of the *Local Government Act 2020*; I, Brent McAlister, General Manager Development declare that the information contained in the attached document **Contract 2022-066 Municipal Pound and Animal Shelter Services Tender Award** is confidential because it relates to the following grounds under Section 3(1) of the *Local Government Act 2020*:

- (g) *private commercial information, being information provided by a business, commercial or financial undertaking that—*
  - (ii) *if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage;*

.....  
BRENT McALISTER, GENERAL MANAGER DEVELOPMENT



## 15. GENERAL MANAGER BUILT AND NATURAL ENVIRONMENT

### 15.1. REVOCATION OF UNUSED ROAD LICENCE - PHIPPS STREET, ALBERTON

#### ACTION OFFICER: MANAGER BUILT ENVIRONMENT

#### PURPOSE

The purpose of this report is for Council to consider a request to open part of Phipps Street Alberton, abutting CA 10 and CA 11, to public traffic by revoking in part, an unused road licence.

#### PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

#### RECOMMENDATION

***That:***

- 1. Pursuant to section 223 of the Local Government Act 1989, Council authorise the Chief Executive Officer to write to the licensee of the unused road licence of its intention to open a part of Phipps Street, Alberton abutting CA 10 and CA 11 for a width of 10 metres and extending into Thomson Street for a length of 22 metres; and***
- 2. Council appoints three Councillors plus an alternative representative to form the 'Phipps Street Unused Road Licence Committee' that is established by Council under section 223(1)(b)(i) of the Act, to consider written submissions/objections and to hear any persons who in their written submission under section 223 of the Act have been requested that they be heard in support of their submission/objection; and***
- 3. In the event that there are no objections or submissions and pursuant to section 407 (1) of the Land Act 1958, as it is desirable in the public interest, the Department of Environment, Land, Water and Planning be requested that part of the unused road licence held over Phipps Street, Alberton abutting CA 10 and CA 11 for a width of 10 metres and extending into Thomson Street for a length of 22 metres be revoked as it is required for public traffic.***

#### BACKGROUND

Unused road licences for grazing purposes are currently held over Phipps Street Alberton in two sections. The licences are issued and administered by the Department of Environment, Land, Water and Planning with the prior consent of Council that a road was not required for public traffic. An unused road licence may be revoked (fully or in part) on the written request from Council when the road is required for public traffic.

The owner of 51 Thomson Street Alberton has requested Council to open part of Phipps Street, south from Thomson Street and abutting CA's 10 and 11, to enable access to their property that fronts Phipps Street.

The property currently known as 51 Thomson Street consists of the following parcels: CA 7, 8, 9, 10, 12 and 13. The owner is in the process of completing a property sale for parcels CA 12 and CA 13 which front Thomson Street. The sale of these two parcels removes the

access to the remaining land parcels forming their property to Thomson Street. To create a legal point of access to the balance of their property, the opening of Phipps Street to public traffic (in part) is required. The opening of this road (in part) enables a formal public access to be provided using Phipps Street to the balance of the land via CA 10.

The owner of 51 Thomson Street had sought to obtain the written consent from the holder of the unused road licence to open Phipps Street in part to provide road access. This property owner has advised Council Officers that the licence holder would await direction from Wellington Shire. Council officers have written a letter to the licence holder outlining the proposed part opening of Phipps Street and advising that Council Officers are preparing a report to Council formally seeking this revocation. The licence holder is generally in agreement with the proposal.

The revocation of the unused road licence being sought is for a width of 10 metres abutting CA's 10 and 11 in Phipps Street and extending into Thomson Street for a length of 22 metres, as shown in the **attached plan**. This revocation will enable the balance of the property to be accessed via CA 10 using Phipps Street. (A street number will be allocated by the Rates Department in due course).

The process requires Council to resolve that the road, in part, is required to be open for public traffic and formally request the Department of Environment Land Water and Planning (DELWP), pursuant to section 407(1) of the *Land Act 1958*, to revoke or cancel the licence.

The revocation of this unused road licence (in part) does not obligate Council to declare the road on its register of Public Roads, or, to undertake any road maintenance. Subject to Council approval, once open to public traffic, the road will provide access to the balance of the property (51 Thomson Street) and as such the opened part of Phipps Street will remain a non-maintained road. The owner of 51 Thomson Street will need to construct their own crossover access from Thomson Street at their cost in order to have an all-weather access.

## ATTACHMENTS

1. Proposed Revocation of Unused Road Licence - Phipps Street, Alberton [**15.1.1** - 2 pages]

## OPTIONS

Council has the following options available:

1. Agree to the request Pursuant to section 407(1) of the *Land Act 1958*, to revoke the unused road licence, in part, held over Phipps Street as the road is required for public traffic; or
2. Not agree to the revocation of the unused road licence as the road is not required for public traffic.

## PROPOSAL

That:

1. Pursuant to section 223 of the *Local Government Act 1989*, Council authorise the Chief Executive Officer to write to the licensee of the unused road licence of its intention to open a part of Phipps Street, Alberton abutting CA 10 and CA 11 for a width of 10 metres and extending into Thomson Street for a length of 22 metres; and

2. Council appoints three Councillors plus an alternative representative to form the 'Phipps Street Unused Road Licence Committee' that is established by Council under section 223(1)(b)(i) of the Act, to consider written submissions/objections and to hear any persons who in their written submission under section 223 of the Act have been requested that they be heard in support of their submission/objection; and
3. In the event that there are no objections or submissions and pursuant to section 407 (1) of the *Land Act 1958*, as it is desirable in the public interest, the Department of Environment, Land, Water and Planning be requested that part of the unused road licence held over Phipps Street, Alberton abutting CA 10 and CA 11 for a width of 10 metres and extending into Thomson Street for a length of 22 metres be revoked as it is required for public traffic.

## **CONFLICT OF INTEREST**

No staff and/or contractors involved in the compilation of this report have declared a conflict of interest.

## **FINANCIAL IMPACT**

The revocation of the unused road licence and opening of the road to public traffic will not incur any cost to Council. It is not proposed to include the road on Council's Register of Public Roads.

## **COMMUNICATION IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **LEGISLATIVE IMPACT**

Application for revocation of the licence has been made pursuant to Section 407(1) of the *Land Act 1958*.

## **COUNCIL POLICY IMPACT**

There is no Council policy on the closure or opening of unused roads to public traffic. Each application is treated on merit.

## **COUNCIL PLAN IMPACT**

The Council Plan 2021-25 Theme 4 "Services and Infrastructure" states the following strategic outcome:

**Strategic Outcome 4.3:** *"Well planned and sustainable towns, facilities, and infrastructure that service community need."*

This report supports the above Council Plan strategic outcome.

## **RESOURCES AND STAFF IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **COMMUNITY IMPACT**

The unused Government Road is currently fenced and is used for grazing purposes by the licensee. Part revocation of the licence will allow the use of this section of road reserve for access to the applicant's property. This section of road will not be added to the Wellington Shire Council Register of Public Roads.

## **ENVIRONMENTAL IMPACT**

This impact has been assessed and there is no effect to consider at this time.

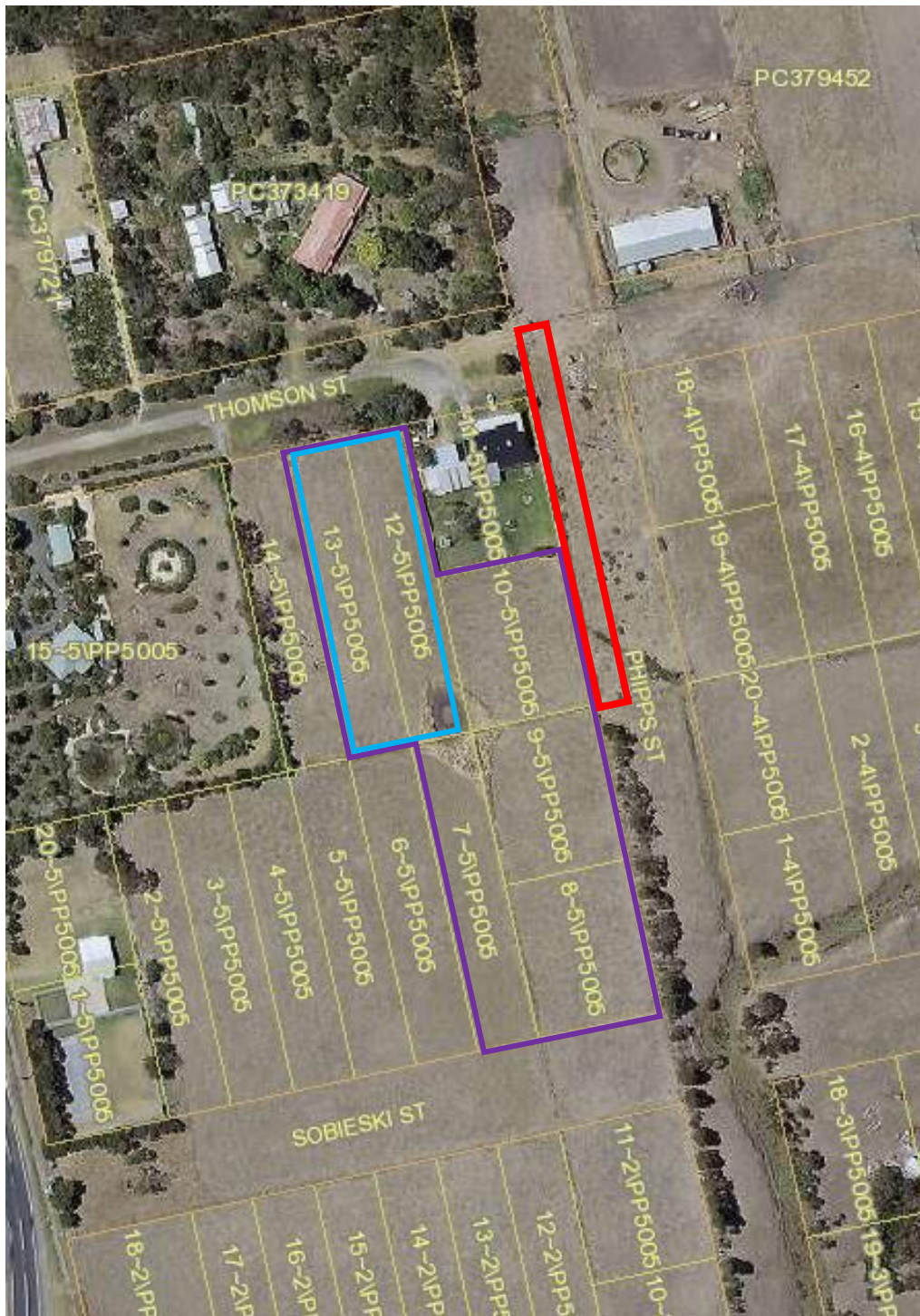
## **ENGAGEMENT IMPACT**

The licence holder and the applicant are the only persons affected by the licence. The licence holder has been advised in writing of this proposal and may provide a written response.

## **RISK MANAGEMENT IMPACT**

This impact has been assessed and there is no effect to consider at this time.

**PROPOSED PART REVOCATION OF UNUSED ROAD LICENCE  
PHIPPS STREET, ALBERTON**



Property 51 Thomson Street – six parcels – shown as;

Part of property being sold – shown as

Road to be opened to public traffic – shown as









## 15.2. TRANSFER STATION MANAGEMENT

### ACTION OFFICER: MANAGER NATURAL ENVIRONMENT AND PARKS

#### PURPOSE

The purpose of this report is for Council to consider entering into a contract for the Provision of Transfer Station Management Services, including hardwaste collection.

#### PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

#### RECOMMENDATION

***That:***

- 1. Council adopt the recommendations contained in the attached confidential Tender Evaluation Report of the Council Meeting Agenda for Contract 2022-078 Provision of Transfer Stations Management Services; and***
- 2. The information contained in the confidential attachment Contract 2022-078 Provision of Transfer Stations Management Services and designated confidential under Section 3(1) Confidential Information of the Local Government Act 2020 by the General Manager Built and Natural Environment on 28<sup>th</sup> April 2022 because it relates to the following grounds: (g) private commercial information, being information provided by a business, commercial or financial undertaking that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage; be designated confidential information under Section 3(1) Confidential Information of the Local Government Act 2020, except that once this recommendation has been adopted the name of the successful tenderer can be made public.***

#### BACKGROUND

The current Waste Management Contract commenced in 2009 for an initial ten year period plus three by one year extensions and will terminate on 30 June 2022. There is no provision for a further contract extension in the existing Waste Management Contract.

Council's participation in the Gippswide Kerbside joint procurement process and decision to internalise Landfill Management, has resulted in a significant change to the current Waste Management Contract in separating the various components of Waste management services within the Shire.

This contract covers the operation and management of Council's eight transfer stations (Dargo, Heyfield, Kilmany, Loch Sport, Maffra, Seaspray, Stratford and Yarram) to assist the residents of the Wellington Shire to manage and dispose of their waste and recyclable materials and the annual hardwaste collection to approximately 20,000 tenements within the declared waste collection boundaries, as well as a number of legacy properties with a kerbside collection outside these boundaries.

Accordingly, a tender was advertised for these services and has been evaluated and a contract has now been prepared for Council's consideration.

## **ATTACHMENTS**

1. Confidential Header Contract 2022-078 Provision of Transfer Station Management [15.2.1 - 1 page]
2. CONFIDENTIAL REDACTED - Contract 2022-078 Transfer Station Management Tender Evaluation Report [15.2.2 - 6 pages]

## **OPTIONS**

Council has the following options available:

1. Adopt the recommendations contained in the attached confidential Tender Evaluation Report for Contract 2022-078 Provision of Transfer Station Management Services; or
2. Not enter into a contract and not proceed with these works at this time.

## **PROPOSAL**

That Council adopt the recommendations contained in the attached confidential Tender Evaluation Report for Contract 2022-078 Provision of Transfer Station Management Services.

## **CONFLICT OF INTEREST**

No staff and/or contractors involved in the compilation of this report have declared a conflict of interest.

## **COLLABORATION**

Pursuant to section 109(2) of the *Local Government Act 2020*, no collaborative opportunities have been identified for this one-off project.

## **FINANCIAL IMPACT**

These works have been budgeted for under the 2022-2023 operational costs for waste management.

The Provision of Transfer Stations Management Contract is subject to variation due to alteration in kerbside collection numbers, and the unknown amount of recycled materials, namely greenwaste and e-waste to be processed. Refer to the Confidential Tender Evaluation Report for financial details. The rise and fall component is based on several Consumer Price Indices being the Melbourne Transportation index, Melbourne All Groups index and Melbourne Labour price index.

## **COMMUNICATION IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## LEGISLATIVE IMPACT

Wellington Shire Council is committed to ensuring the Contract tendering process complies with the *Local Government Act 1989*, *Local Government Act 2020* and the Victorian Local Government Code of Tendering.

## COUNCIL POLICY IMPACT

These works are in line with Council's policies of maintaining and enhancing Council's infrastructure.

## COUNCIL PLAN IMPACT

The Council Plan 2021-25 Theme 1 "Environment and Climate Change" states the following strategic outcome:

**Strategic Outcome 1.2:** *"Assist community to transition to a low carbon economy via adoption of sustainable practices and renewable energy."*

**Strategic Outcome 1.3:** *"The natural environment is valued, protected and accessible."*

The Council Plan 2021-25 Theme 4 "Services and Infrastructure" states the following strategic outcome:

**Strategic Outcome 4.2:** *"Services deliver operating efficiencies and best value."*

This report supports the above Council Plan strategic outcomes.

## RESOURCES AND STAFF IMPACT

The management of the contract will be undertaken with the resources within the Waste and Sustainability team of the Natural Environment & Parks business unit.

## COMMUNITY IMPACT

These works will have a positive community impact with the continuation and further future recycling options at our Transfer Stations will help to meet the expectations of the community.

## ENVIRONMENTAL IMPACT

The Transfer Stations will be managed in accordance with Environmental Protection Authority registration requirements and best practice standards ensuring minimal environmental impacts.

Kilmany Resource Recovery Facility will continue to separate and sort domestic and commercial wastes to remove recyclables from the waste stream prior to landfilling. Additionally, it is proposed to construct a recycled good shop at the facility to further reduce waste to Landfill. Both actions will have a positive outcome in increased recycling quantities.

## **ENGAGEMENT IMPACT**

Wellington Shire Council's standard consultation practices will be implemented regarding hardwaste collection.

## **RISK MANAGEMENT IMPACT**

It is considered that the proposed contract works will not expose Wellington Shire Council to any significant risks. All Occupational Health and Safety risks will be discussed with the contractor and allocated to the party in the best position to manage each risk.



WELLINGTON

SHIRE COUNCIL

*The Heart of Gippsland*

## ORDINARY COUNCIL MEETING 17 May 2022

On this day, 28 April 2022, in accordance with Section 66 Clause (2)(a) of the *Local Government Act 2020*; I, Chris Hastie, General Manager Built and Natural Environment declare that the information contained in the attached **CONTRACT 2022-078 PROVISION OF TRANSFER STATIONS SERVICE MANAGEMENT** is confidential because it relates to the following grounds under Section 3(1) of the *Local Government Act 2020*:

- (g) *private commercial information, being information provided by a business, commercial or financial undertaking that—*
  - (ii) *if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage;*

.....  
CHRIS HASTIE, GENERAL MANAGER BUILT AND NATURAL ENVIRONMENT

### 15.3. EXTENSION OF WASTE SERVICES CONTRACT 2008-155

#### ACTION OFFICER: MANAGER NATURAL ENVIRONMENT AND PARKS

#### PURPOSE

The objective of this report is for:

1. Council to approve a 12-month extension to the kerbside rubbish and recycling collection component of the existing Waste Services Contract No. 2008-155 and to authorise the Chief Executive Officer to execute a required Deed of Agreement for this extension.
2. In addition, authorise the Chief Executive Officer to provide a variation certificate for transport and processing of recyclables as described in this report.

#### PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

#### RECOMMENDATION

***That Council:***

1. ***Authorise the Chief Executive Officer to sign a Deed of Agreement for the extension of the kerbside collection component of the existing Waste Services Contract No. 2008-155 from 1 July 2022 to 30 June 2023; and***
2. ***Authorise the Chief Executive Officer to provide a Variation Certificate to Towards Zero Pty Ltd for the transport and processing of recyclables for the period 1 July 2022 to 30 June 2023 under Contract No. 2008-155.***

#### BACKGROUND

Wellington Shire Council are a participant in the Gippswide Kerbside initiative. The initiative is being coordinated by Resource Recovery Gippsland (RRG) in collaboration with adjoining municipalities to jointly procure kerbside waste collection and other waste processing services. Tendering documentation is currently being finalised and waste services under this initiative are intended to commence by July 2023. An extension of the kerbside collection component of the existing waste services contract is required to allow appropriate time to participate in the Gippswide Kerbside initiative.

As per Council's Procurement Policy, 2.3.6 Exemptions from tendering, the council can approve an extension of an existing contract where the procurement process to replace the contract has commenced, and where the tender process or negotiations will take or are taking longer than expected.

In line with a previous briefing to Council, the need to alter the Waste Services Contract to account for increased costs associated with transport and processing of recycling was in response to issues with global recycling. The recommendation provided in this report will allow for kerbside collection services to continue in their current fashion until 30 June 2023.

#### ATTACHMENTS

Nil



## **OPTIONS**

Council has the following options available:

1. Authorise the Chief Executive Officer to sign a Deed of Agreement for the extension of the kerbside collection component of the existing Waste Services Contract and to provide a Variation Certificate to cover the costs for the transport and processing of recyclables for the period 1 July 2022 to 30 June 2023; or
2. Not approve the extension of the Waste Services Contract or to provide a Variation Certificate to cover the costs of transport and processing of recyclables. This option would cease provision of existing kerbside waste services including kerbside rubbish and recycling collection across Wellington Shire.

## **PROPOSAL**

That Council authorise the Chief Executive Officer to sign a Deed of Agreement for the extension of the kerbside collection component of the existing Waste Services Contract No. 2008-155 from 01 July 2022 to 30 June 2023 and authorise the Chief Executive Officer to provide a Variation Certificate to Towards Zero Pty Ltd for the transport and processing of recyclables for the period 1 July 2022 to 30 June 2023 under Contract No. 2008-155.

## **CONFLICT OF INTEREST**

No staff and/or contractors involved in the compilation of this report have declared a conflict of interest.

## **FINANCIAL IMPACT**

Council's 2022/23 budget provides for expenditure associated with the waste services contract including increased costs associated with transport and processing of recyclables. No change is required to the budget as a result of the recommendations contained within this report.

## **COMMUNICATION IMPACT**

Officers will continue to provide regular updates to Council regarding waste services.

## **LEGISLATIVE IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **COUNCIL POLICY IMPACT**

The request for Council to authorise the Chief Executive Officer to alter contract parameters is in accordance with Council's Procurement Policy.

## **COUNCIL PLAN IMPACT**

The Council Plan 2021-25 Theme 1 “Environment and Climate Change” states the following strategic outcome:

**Strategic Outcome 1.3:** *"The natural environment is valued, protected and accessible."*

The Council Plan 2021-25 Theme 4 “Services and Infrastructure” states the following strategic outcome:

**Strategic Outcome 4.2:** *"Services deliver operating efficiencies and best value."*

This report supports the above Council Plan strategic outcomes.

## **RESOURCES AND STAFF IMPACT**

Recommendations can be implemented within existing resources.

## **COMMUNITY IMPACT**

The variation to the contract will enable Council to achieve an appropriate outcome for the community in relation to the procurement of kerbside waste services and processing of recycling for an additional 12-month period.

## **ENVIRONMENTAL IMPACT**

Extending the existing kerbside collection component of the Waste Services Contract, including the kerbside rubbish and recycling, will have a positive impact on the environment.

## **ENGAGEMENT IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **RISK MANAGEMENT IMPACT**

The recommended actions will lock in an agreed cost for kerbside rubbish and recycling transportation and processing of recyclables for the next 12 months.

It is considered that progressing the joint procurement model and seeking approval to vary the current contract for one year will ensure the continuation of the kerbside rubbish and recycling component of the waste management services and Wellington Shire Council's continued commitment to ensuring best value principles and outcomes for the community.

## 16. GENERAL MANAGER COMMUNITY AND CULTURE

### 16.1. COMMUNITY ASSISTANCE GRANTS - MARCH 2022

#### ACTION OFFICER: MANAGER COMMUNITIES, FACILITIES AND EMERGENCIES

##### PURPOSE

For Council to approve the allocation of Community Assistance Grants March 2022 round, as detailed in Attachment 1 – CAG Mar 2022 Recommendations – and applicants being notified of the outcome of their applications.

##### PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

#### RECOMMENDATION

***That Council approves the allocation of Community Assistance Grants March 2022 funds, as detailed in Attachment 1 – CAG Mar 2022 Recommendations – and applicants being notified of the outcome of their applications.***

##### BACKGROUND

Our Community Assistance Grants Scheme encourages community outcomes in line with Council's Wellington 2031 vision, the Council Plan 2021-25 and Healthy Wellington 2021-25. It aims to build community capacity by encouraging participation, promoting inclusion, growing partnerships, providing learning opportunities, and supporting social connectedness by utilising and activating our open spaces, community, and cultural facilities.

Not for profit community groups operating in the Wellington Shire can apply for a Community Assistance Grant of over \$2,000 to \$5,000. There are annually two Community Assistance Grant rounds in March and August with funding categories - Events, Projects and Facilities.

Applications which successfully meet the criteria are eligible to be prioritised for funding.

For the March 2022 round, the following applications have been received and recommendations made, with full details in Attachment 1.

CAG March 2022	Events		Projects		Facilities		TOTAL	
Applications received	4	\$19,160	12	\$56,061.42	10	\$46,310.29	26	\$121,531.71
Applications recommended	4	\$19,160	11	\$49,556	10	\$46,310.29	25	\$115,026.29

Applications are assessed by a panel made up of staff from Council's leadership team. The applications are initially assessed against guidelines and then prioritised using assessment criteria, as outlined in Attachment 2.

Each application is assessed on its benefit to the community, ability to fulfil a community need, project planning and capacity of the applicant to deliver the project. The panel provides advice and recommendations to Council based on assessment criteria and funding guidelines.

## **ATTACHMENTS**

1. CAG March 2022 Recommendations [16.1.1 - 3 pages]
2. CAG March 2022 Guidelines and Assessment Criteria [16.1.2 - 8 pages]

## **OPTIONS**

Council has the following options available:

1. Approve the allocation of Community Assistance Grants – March 2022 funds, as detailed in Attachment 1 – CAG Mar 2022 Recommendations – and applicants being notified of the outcome of their applications; or
2. Seek further information for consideration at a future meeting of Council.

## **PROPOSAL**

That Council approves the allocation of Community Assistance Grants March 2022 funds, as detailed in Attachment 1 – CAG Mar 2022 Recommendations – and applicants being notified of the outcome of their applications.

## **CONFLICT OF INTEREST**

No staff and/or contractors involved in the compilation of this report have declared a conflict of interest.

## **FINANCIAL IMPACT**

Funding will be through the Community Assistance Grant Scheme within the Community Wellbeing budget. The total available budget for the 2021/22 Community Assistance Grant and the Quick Response Grant Scheme is \$129,703.

25 applications are recommended for the CAG March 2022 funding round total funding \$115,026.29

## **COMMUNICATION IMPACT**

The funding of these events and projects will facilitate positive community relationships with Wellington Shire Council, highlighting Council's commitment to supporting not for profit community organisations in the delivery of their activities, projects and events that benefit the wider community.

## **LEGISLATIVE IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **COUNCIL POLICY IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **COUNCIL PLAN IMPACT**

The Council Plan 2021-25 Theme 3 “Liveability and Wellbeing” states the following strategic outcome:

**Strategic Outcome 3.1:** *"An inclusive, diverse, and resilient community."*

**Strategic Outcome 3.3:** *"Opportunities for everyone to work, learn, create, play, and share."*

This report supports the above Council Plan strategic outcomes.

## **RESOURCES AND STAFF IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **COMMUNITY IMPACT**

The funding of these events, projects and facilities projects will have a significant positive impact on the community and provide help to increase the range of activities that the wider Wellington community can access and be a part of. Successful applicants have demonstrated a community need that will be filled through receiving the funding and show a community benefit through project outcomes.

## **ENVIRONMENTAL IMPACT**

All events, projects and facilities projects' applicants are encouraged to consider the environmental impacts that will be produced through delivering their grant outcomes and have appropriate measures in place to manage them.

## **ENGAGEMENT IMPACT**

Council officers were involved in consultation with grant applicants to provide advice and assistance in the completion of event grant applications.

## **RISK MANAGEMENT IMPACT**

The events industry is strongly legislated, and all events are encouraged to comply with current occupational health and safety legislative and best practice safety standards. It is the responsibility of applicants to ensure that their projects comply with all current rules and regulations.

**COMMUNITY ASSISTANCE GRANTS MARCH 2022****Events**

	Organisation	Event	Event Description	Amount	Recommended
<b>1</b>	Port Albert Progress Association	NYE Twilight Market and Fireworks	Annual Fireworks Display celebrating New Year's Eve, display at the family friendly time of 9.30pm. Free kids activities and twilight market.	\$5,000.00	✓
<b>2</b>	Yarram Eisteddfod	Yarram Eisteddfod 2022	Music competition which encompasses vocal, drama, choral, piano, bands and instrumental performances. Running for 7 days and nights in Yarram's Regent Theatre	\$4,160.00	✓
<b>3</b>	The Hive Community Collective	Heesco Art Class and Mural Install	A youth focused project with International artist Heesco Khosnaran, art class and a mural creation on The Hive building.	\$5,000.00	✓
<b>4</b>	Yarram & District Traders & Tourism	The Hero Round Table Yarram 2022	Held over two days at Yarram's Regent Theatre and meeting spaces around Yarram. The event will feature 20 inspirational speakers proceeded by hour-long workshops each day.	\$5,000.00	✓
<b>TOTAL AMOUNT REQUESTED</b>				<b>\$19,160.00</b>	
<b>TOTAL AMOUNT RECOMMENDED</b>				<b>\$19,160.00</b>	

**Projects**

	Organisation	Title	Project Description	Amount	Recommended
<b>1</b>	A Better Life For Foster Kids	Enclosed Trailer to transport furniture and goods to foster homes.	Purchase an enclosed trailer to deliver furniture, Crisis Cases and other goods to foster and kinship carers in need, assist with set up of	\$4,233.00	✓



	Organisation	Title	Project Description	Amount	Recommended
			annual camp for kids in care, and delivery & transport of donated goods.		
2	409 Squadron Australian Air Force Cadets RAAF Base East Sale	Upgrade Aircraft Flight Simulator Training	Purchase of suitable mainframe computer systems and Virtual Reality Headsets to upgrade flight simulator training.	\$4,873.00	✓
3	Maffra Golf Club	Plan for computerised watering system	Contract an experienced and qualified golf course irrigation specialist to draw up a detailed plan of the necessary components and infrastructure to efficiently water the Maffra Golf course.	\$5,000.00	✓
4	Heyfield Bowls Club	Development of a Business Plan for Heyfield Bowls Club	Planning for the long-term viability of the club focusing on financial and social outcomes.	\$5,000.00	✓
5	Yarram Genealogy Group Inc.	Purchase and installation of ViewScan device	Purchase an all in one microfilm and microfiche viewer and scanner to enable clearer readability of the groups extensive library of microfiche files regarding local, national and international family history; as well as Microfilm of local historic newspapers.	\$2,990.00	✓
6	Sale Tennis Club Inc	Sale Tennis Club Strategic Plan	A comprehensive strategic and facility plan to ensure that the club identify full use of the new facility.	\$5,000.00	✓
7	Port Albert Water Sports and Safety Centre committee	Purchase of light, healthy, safe seating	Purchase stackable, easy clean, hygienic, lightweight chairs to replace old, damaged, heavy, fabric chairs.	\$4,100.00	✓
8	Wurruk Community House	Wurruk Food Pantry	A vital food relief service delivered through Wurruk Community House for the vulnerable community of Wurruk. This program addresses food insecurity and social isolation issues.	\$5,000.00	✓
9	Denison Recreation Reserve	Equestrian Arena Refurbishment	Repair, refurbish and improve the sand arena at the reserve which is currently struggling to maintain suitability for community use.	\$5,000.00	✓
10	Port Albert Maritime Museum	Collection Digitisation Project	Purchase equipment to participate in training to undertake the digitisation of the museum's collection.	\$5,000.00	✓
11	Workforce Plus INC	Garden and workshop access	Participants will learn basic building skills required to build a backyard garden, establish a garden and plan for future projects.	\$3,360.00	✓
12	The Hive Community Collective	Youth Space	Providing a space and staff for a Monthly Youth connection program.	\$5,000.00	✗
<b>TOTAL AMOUNT REQUESTED</b>				<b>\$56,061.42</b>	
<b>TOTAL AMOUNT RECOMMENDED</b>				<b>\$49,556.00</b>	

**Facilities**

	<b>Organisation</b>	<b>Title</b>	<b>Project Description</b>	<b>Amount</b>	<b>Recommended</b>
<b>1</b>	Nambrok Hall & Recreation Reserve	Family Friendly Showers	Upgrade the current showers at the Nambrok Rec Reserve Football Netball pavilion to enhance inclusivity, safety and privacy.	\$5,000.00	✓
<b>2</b>	Gormandale Football and Netball Club	Install netting behind the goals at the Gormandale Football Ground	The Club has identified the lack of netting as an OH&S issue.	\$5,000.00	✓
<b>3</b>	Sale Pistol Club	Off Grid Power Improvement	Purchase and install 2 additional storage batteries to optimize existing off grid electricity system.	\$5,000.00	✓
<b>4</b>	Port Albert Water Sports and Safety Centre committee	Solar panel installation	Installation of 6.24kw solar power solution which should negate any future utility charges based on current power usage.	\$5,000.00	✓
<b>5</b>	Briagolong Community House	Supplies Storage	Custom storage system to store various items in a secure, locked place where children attending the community house are unable to access them.	\$3,337.50	✓
<b>6</b>	Golden Paradise Beach Ratepayers & Residents Association Inc	3x3 Basketball court seating	Seating installation around the local 3x3 basketball court.	\$5,000.00	✓
<b>7</b>	Maffra Neighbourhood House	Maffra Neighbourhood House sustainability project	Installation of a 6.63kw solar power system to reduce facility running costs.	\$3,974.79	✓
<b>8</b>	Briagolong and District Pony Club	Off Grid Sustainable Energy Solution	In collaboration with Gippsland Climate Change Network, installation of recycled solar panels to the roof of the new Pony Clubrooms and a 12 volt battery system.	\$5,000.00	✓
<b>9</b>	Munro Public Hall Committee of Management	Kitchen Improvements	Install new stoves to provide user friendly, efficient, and functional cooking equipment for all users of the hall.	\$3,998.00	✓
<b>10</b>	Rosedale Bowls Club	Green Banks Refurbishment	Refurbishment of the banks of the bowling green with new ditch droppers. Ditch Droppers are the sides of the green that protect bowls when they hit the bank.	\$5,000.00	✓
<b>TOTAL AMOUNT REQUESTED</b>				<b>\$46,310.29</b>	
<b>TOTAL AMOUNT RECOMMENDED</b>				<b>\$46,310.29</b>	

# Community Assistance Grants

## Guidelines and Assessment Criteria

March 2022



### Introduction

Our Community Assistance Grants Scheme encourages the development of community initiatives in line with Council's Wellington 2030 vision and the Council Plan. It aims to build on community capacity, encourage participation in cultural development and support community initiatives that promote partnerships and working together to maintain our community assets.

### Overview

Not for profit community groups operating in the Wellington Shire can apply for a Community Assistance Grant of \$2,001 to \$5,000. There are three funding categories – Projects, Events and Facilities.

Applications Open: **9.00am Friday 14 January 2022**  
 Applications Close: **4.00pm Tuesday 1 March 2022**

Categories	Funding Available For	Funding Amount
Projects	<b>Projects that have a benefit to the community</b> – Arts initiatives, accessible equipment, equipment, community gardens, community development programs, cultural projects, project planning, strategic planning, etc.	\$2,001 - \$5,000
Events	<b>Community Events</b> – festivals, mardi gras, activities, open days, fun days, forums, garden parties, celebrations and anniversaries etc.	
Facilities	<b>Minor Capital Works</b> – kitchen upgrades, water tanks, building extensions, storage, accessibility improvements, shade shelters etc.	

### What will not be funded?

Funding cannot be used for the following:

- Scholarships and awards. Applicants who request Council funding for trophies, uniforms, prizes, wages and honorariums will need to provide specific reasons why the funds are required for these items, prior to their application being assessed.
- Projects that deliver a direct and focused religious or party political message.
- Projects associated with or hosted at areas/facilities with or designed for gaming machines, gambling and betting and commercial licensed venues.
- Funding deemed to be used for a primarily commercial benefit.

## **Grant Types**

### **Projects**

Project grants aim to support a broad range of community initiatives and provide financial assistance to projects that are important to the community.

Successful applicants must demonstrate a community need that will be filled through receiving the funding and show a community benefit through project outcomes.

Equipment purchases and project planning are also considered under this fund.

### **Events**

Event grants aim to bring the community together and actively engage them in an event or activity. This includes activities and events that signify the social, cultural, historic and environmental identity of the area.

Applicants must show evidence of bringing the community together and a demonstrated capacity to deliver the event.

Community Events funding provides assistance to increase the range of events and activities that the wider community can access and be a part of.

### **Facilities**

Facilities grants aim to provide assistance to community groups to undertake minor capital works projects and maintenance on community facilities.

Projects incorporating environmentally sustainable initiatives such as passive energy design, energy usage and water harvesting are encouraged.

Capital works are defined as building extensions and improvements. Playing surface improvements and lighting projects are also considered to be capital works items. Built in or fixed equipment may also be considered for funding.

The aim of funding should be to increase the access and use of a facility for the community.

Applicants must show evidence of the use of the facility and demonstrated capacity to deliver the project.

## Criteria – General

After reading the funding guidelines, you should contact the **Grants Officer 1300 366 244** to seek an application form and feedback on your proposal. This will ensure you are eligible to apply and your application meets the funding guidelines.

1. Grants are available to not for profit community groups operating in the Wellington Shire. Schools are not eligible, although they could be partners in projects.
2. Projects must service the residents of and be administered in the Wellington Shire and where possible, the goods and services used in the funded project (suppliers and contractors) be sourced from within the Wellington Shire.
3. All applicants must provide a copy of a current Public Liability Insurance policy that will be used to cover the event/project.
4. **Applicants who have previously been successful in receiving funding MUST have completed all acquittals and complied with Council requirements prior to being considered for the current funding round.**
5. All Events/Projects must ensure inclusivity, social connectedness and accessibility has been considered.
6. Multiple applications for the same event or project will not be accepted.
7. Events/Projects that are primarily for the purpose of fundraising will be required to demonstrate the Community benefits in addition to the fundraising outcome
8. Events/Projects must commence after 1 June 2022 and take place by 30 June 2023. Acquittal forms must be submitted to Council within 8 weeks of the event or project completion.
9. Applicants must be incorporated bodies or have an established legal entity. If your organisation is not incorporated or doesn't have an ABN you will be required to provide the details of an auspice organisation. The auspice organisation will receive the grant funding on your behalf and will ultimately be responsible for the acquittal.
10. If your organisation is incorporated but does not have an ABN, a 'Statement by a Supplier – Reason for Not Quoting an ABN' form must be included with your application. This form is available from the Australian Tax Office website.
11. Council will provide \$3 for every \$1 contributed by the applicant i.e. if you are applying for a \$5,000 grant you must contribute \$1,666. The contribution can be in-kind support, volunteer labour or a monetary contribution.
12. For all council expenditure items of \$1,000 or more you must include a quote or evidence of the item cost. Facility applications must include a quote for all expenditure items.
13. Unsuccessful applications will be ineligible to apply for the same project in the future unless otherwise advised.
14. Applications must be completed and returned by 5.00pm on Tuesday 1 March 2022. The closing date will apply for all applications. No late applications will be accepted.
15. You will be notified in writing of the outcome of your grant by 20 May 2022. You are welcome to contact the Grants Officer for further feedback. Once you receive confirmation and returned a completed funding agreement it can take up to six weeks for the funding to arrive in your bank.
16. Applications deemed to be for commercial benefit will not be considered. This will be determined on a case by case basis. This will include applications where the main beneficiary is a business.

17. Applications must be completed in full and have sufficient evidence to make a reasonable assessment of the application. Council reserves the right to further investigate aspects of the application. Applications and Acquittals must be on the correct form.
18. Applicants must not already be receiving substantial financial support from Council.
19. Applicants who are under agreement to receive no further financial contribution from Council are ineligible to apply.
20. Funding must not be regarded as a recurrent commitment from Council. There is no guarantee a recurring project, activity or event will be funded in the future. Funding is limited.
21. Council may reduce the amount allocated to you if the funding applied for is considered unsubstantiated, excessive, or if you have previously received funding.
22. Successful applicants will be required to complete a Funding Agreement, which includes the conditions of grant funding. You may also be asked to comply with additional conditions.
23. Funding must be returned if the event is not completed in line with the Funding Agreement. Any excess funding must be returned.
24. Council encourages the sharing of resources in the community as a way of creating partnerships. If Council is aware of an alternative option available to you, it will recommend it as an alternative to funding.
25. You are required to acknowledge Wellington Shire Council's support of your event or project as specified in the Funding Agreement.
26. Wellington Shire Council is committed to upholding the Human Rights principles as outlined in the Charter of Human Rights and Responsibilities Act 2006 (Vic) and has referred to Council's Human Rights Policy to develop the QRG Guidelines and Assessment Criteria.

## **Criteria – Category Specific**

### **Projects**

- The applicant is responsible for all ongoing maintenance and running costs of any equipment purchases resulting from a successful application.

### **Events**

- You **MUST** include a copy of your public liability insurance that will be used to cover the event. Funding will not be processed until this is received.
- All successful applicants must display Wellington Shire Council banners/signs at the event. These will be automatically booked if you are successful.
- Successful applicants will be provided with an Event Marketing Toolkit which provides advice on marketing your event and information regarding the use of the Wellington Shire Council Logo and other Council requirements.

### **Facilities**

- Committees of Management or user groups of community facilities within the Wellington Shire are eligible to apply.

- All applicants must attach a written quotation to reflect the works that will be undertaken.
- It is unlikely that more than one application for a facility will be funded. User groups must prioritise their projects before submitting their applications.
- Applicants must include written permission from the landowner/manager to complete works on the facility.

### Important Things to Note

- The not for profit community group applying for the grant will be referred to as the 'organisation' throughout the application.
- The applicant is the organisation, not the individual representative or person completing the application form.
- A community group does not have to be an official or legally recognised body; it can include any loosely affiliated community members joined by interest, geography or culture etc.
- The event, project or minor capital works upgrade is referred to as the 'project' in the application form, assessment criteria and guidelines.
- Wellington Shire Council is committed to upholding the Human Rights principles as outlined in the Charter of Human Rights and Responsibilities Act 2006 (Vic) and has referred to Council's Human Rights Policy to develop the Community Assistance Grant Guidelines and Assessment Criteria.

### Assessment Process

Applications undergo an initial eligibility check to determine whether they meet the funding guidelines and will then be scored against the criteria.

Section	Category – Criteria	Maximum Points
Section 1	Planning and Capacity	15
Section 3	Community Outcomes	40

Based on the score received against the assessment criteria, applications are prioritised by a panel from the Wellington Shire Council. This panel provides advice and recommendations to Council. During a Council meeting, Councillors make the final decision on which applications will be funded under the scheme.

Applicants can have special funding conditions placed on their application. These conditions will be included on the Funding Agreement form. These can be conditions that must be met prior to receiving funding or included in the acquittal phase of the project to ensure compliance.



## Assessment Criteria

The assessment criteria below is used to assess applications received for Community Assistance Grants and should be used as a reference when completing the application form.

Section 1 - Planning and Capacity	
<i>responses will be scored out of 15 and will be 25% of the application assessment</i>	
Has the applicant:	
<ul style="list-style-type: none"> <li>• Provided clear details about the event/project?</li> <li>• Is the project achievable?</li> <li>• Demonstrated the ability to deliver the project?</li> <li>• Provided promotion and marketing information and schedule?</li> <li>• Provided evaluation details; schedule and information?</li> <li>• Considered Access and Inclusion issues and considered the needs of all the community and user groups?</li> <li>• Attached relevant support material?</li> </ul>	
Details	
Limited details about the event/project.	1
Adequate details about the event/project have been supplied.	2
A clear picture of the event/project has been presented eg all event/project activities listed, event/project plan attached. Detail and evidence provided.	3
Organisation details	
Limited details about the organisation.	1
Adequate details about the organisation have been presented.	2
Presented detailed roles and purposes of the organisation. Detail and evidence provided.	3
Promotion and Marketing	
Provided limited promotion and marketing planning and initiatives.	1
Adequate promotion and marketing initiatives presented.	2
Provided clear direction for promotion and marketing for the event/project. Detail and evidence provided.	3
Evaluation	
Limited evaluation planning has been considered and presented. Eg. visual assessment of participants (smiling faces of audience).	1
Adequate evaluation planning have been presented and considered.	2
Strong and clear planning presented to measure the impact of delivering the initiative. Detail and evidence provided.	3
Accessibility and Inclusivity	
Demonstrated an understanding about access and inclusion needs for the event/project.	1
Access and Inclusion considerations have been demonstrated adequately.	2
Provided a clear direction of the access and inclusion needs for the event/project/facility, eg accessible action plan, images, signage, etc. Detail and evidence provided.	3

## Assessing Community Outcomes

Applicants are asked to determine what community based outcomes will be achieved if they are successful in receiving grant funding. A large factor for assessing these criteria will be the applicant's ability to demonstrate the community benefit and how a community need will be achieved by delivering their event or project or completing the minor capital works upgrade.

Community benefit and community need has been defined in the following table; a successful application will address a number of the points listed in the table.

Community Need Outcomes
<ul style="list-style-type: none"> <li>• Evidence               <ul style="list-style-type: none"> <li>• There is more than one source of evidence showing a need for the project and/or funding e.g. ABS Stats, community newsletters, local newspaper, data from the organisation, community demographics, letters of support/community feedback, etc;</li> <li>• This project responds to changes in our community; and/or</li> <li>• There is evidence of the community need for the project.</li> </ul> </li> <li>• Solutions               <ul style="list-style-type: none"> <li>• The project provides a sustainable solution to a problem;</li> <li>• The project is the best solution, and multiple solutions have been considered;</li> <li>• The project improves the quality of service and/or introduces a new group or service; and/or</li> <li>• The project is an innovative solution that has not been tried before.</li> </ul> </li> <li>• Community Engagement               <ul style="list-style-type: none"> <li>• The community relies on the project. It is important to the community that the project goes ahead;</li> <li>• The project enables the applicant to broaden or deepen its role in the community; and/or</li> <li>• The project enables multiple groups to be engaged, ie young people, local business groups, other community groups, volunteers and local activity groups.</li> </ul> </li> </ul>
Community Benefit Outcomes
<ul style="list-style-type: none"> <li>• Economic               <ul style="list-style-type: none"> <li>• The project will enable the community to gain economic benefits and outcomes, such as;                   <ul style="list-style-type: none"> <li>- attract new visitors to the area;</li> <li>- encourage people to stay overnight (Accommodation, food etc.); and/or</li> <li>- encourage local spending; this can relate to the applicant purchasing from local suppliers.</li> </ul> </li> </ul> </li> <li>• Skill Building for Community Members               <ul style="list-style-type: none"> <li>• There will be personal development as the result of direct or indirect involvement in the project;</li> <li>• Participating in the project will increase an individual's skills; and/or</li> <li>• The project is educational in nature and aims to increase knowledge.</li> </ul> </li> <li>• Social               <ul style="list-style-type: none"> <li>• The project encourages networking and collaboration including the creation of partnerships and pooling of resources;</li> <li>• The project could encourage people who are not currently engaged to become involved;</li> <li>• The project encourages the community to continue to work together; and/or</li> <li>• The partnerships developed through the project will be ongoing.</li> </ul> </li> <li>• Facility Improvements and activation; this includes capital improvements and usage               <ul style="list-style-type: none"> <li>• The project will result in increased usage of a facility/equipment/local park/community space;</li> <li>• People with diverse needs will now be able to access the facility/local park/community space;</li> </ul> </li> </ul>

- The project provides a solution to underutilisation of a facility/equipment/local park/community space; and/or
- The project is in line with current best practice principles, Universal Design principles or Occupational Health and Safety Requirements.

<b>Section 3 – Community Need and Benefit</b> <i>responses will be scored out of 20 and will be 75% of the application assessment</i>	
Has the applicant:	
<ul style="list-style-type: none"> <li>• Provided information relating to the community need for the event/project?</li> <li>• Provided information relating to the community benefit for the event/project?</li> <li>• attached relevant support material?</li> </ul>	
<b>Community need</b>	
Meets one need with little detail and evidence	<b>5</b>
Meets one to five Community Need outcomes Detail and evidence provided	<b>10</b>
Meets six to seven Community Need outcomes Detail and evidence provided	<b>15</b>
Meets eight or more Community Need outcomes Detail and evidence provided Demonstrated community benefit based on clearly documented evidence, eg letters of support, research, data, previous experience	<b>20</b>
<b>Community Benefit</b>	
Meets one benefit with little detail and evidence	<b>5</b>
Meets one to five Community Benefit outcomes Detail and evidence provided	<b>10</b>
Meets six to ten Community Benefit outcomes Detail and evidence provided	<b>15</b>
Meets eleven to 14 Community Benefit outcomes Detail and evidence provided Demonstrated community need based on clearly documented evidence, eg letters of support, research, data	<b>20</b>

## Contact

For general grant enquiries or if you require assistance in completing the application form please contact:

Community Facilities Planning and Grants Officer  
 Phone: 1300 366 244  
 Email: [enquiries@wellington.vic.gov.au](mailto:enquiries@wellington.vic.gov.au)

## 17. FURTHER GALLERY AND ONLINE COMMENTS

*Gallery comments are an opportunity for members of the public to raise any particular matter they wish. This allows those in the gallery to speak directly to Councillors but is not a forum designed for open discussion or debate. We will listen respectfully to what you have to say and make the commitment that if your query requires a written response, we will advise you that a response will be forthcoming, and a copy of that response will be circulated to all Councillors.*

*This is not a forum for members of the public to lodge complaints against individuals, including Councillors and staff, particularly as that individual gets no public right of reply to any matter raised. We take complaints seriously, and in line with the guidance from the Victorian Ombudsman and the local Government Inspectorate, we request that any specific complaint against an individual be put in writing. This way, your concern can be properly dealt with while ensuring fairness to all parties concerned.*

*If you wish to speak, we remind you that this part of the meeting is being recorded and broadcast on our website. Council's official Minutes will record that you have spoken to Council and the subject you spoke to Council about but will not record specific comments. We ask you to state your name in full, where you are from, and you have three minutes.*

ONLINE COMMENTS -

FURTHER GALLERY COMMENTS -

Meeting declared closed at:

The live streaming of this Council meeting will now come to a close.

## **18. IN CLOSED SESSION**

### **COUNCILLOR**

*That the meeting be closed to the public pursuant to Section 66(2) of the Local Government Act 2020 to consider matters under Section 66(5)(b) as defined by Section 3(1) being:*

- a) Council business information*
- b) Security information*
- c) Land use planning information*
- d) Law enforcement information*
- e) Legal privileged information*
- f) Personal information*
- g) Private commercial information*
- h) Confidential meeting information*
- i) Internal arbitration information*
- j) Councillor Conduct Panel confidential information*
- k) Information prescribed by the regulations to be confidential information*
- l) Information that was confidential information for the purposes of section 77 of the Local Government Act 1989*

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**IN CLOSED SESSION**

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### **COUNCILLOR**

*That Council move into open session and ratify the decision made in closed session.*